

9 HN 385.5
2 (in box)

.SS 375



SCOTTISH DEVELOPMENT DEPARTMENT

Scottish Housing in 1965

by J. B. Cullingworth



June 1967

SOUTHAMPTON UNIVERSITY LIBRARY

Date

due for return

permitted

due for return

EB66447
24. 201

68005519



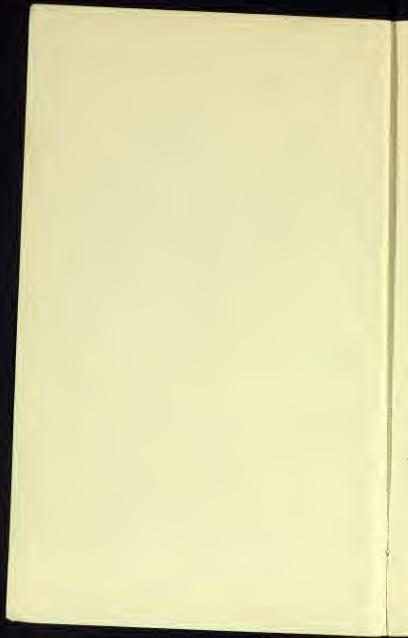
68-005519

Scottish Housing in 1965

by

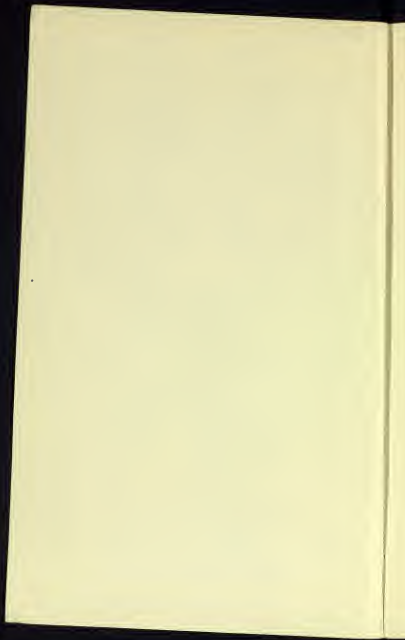
J. B. Cullingworth

*An enquiry undertaken for the
Scottish Development Department*



CONTENTS

	Page
INTRODUCTION	1
CHAPTER 1 Scotland's Housing Stock	2
CHAPTER 2 Households	12
CHAPTER 3 The Living Space of Households	20
CHAPTER 4 Rents	28
CHAPTER 5 Households on the Move	31
CHAPTER 6 Some Miscellaneous Matters	54
CHAPTER 7 Summary	60
APPENDIX I Sample Design and Weighting Procedures	64
APPENDIX II Definitions of Terms used in the Survey	69
APPENDIX III The Condition of Dwellings Survey	80
APPENDIX IV The Questionnaire	82



LIST OF TABLES

1	Characteristics of Dwellings	2
2	Characteristics of Dwellings by Date Built	3
3	Characteristics of Dwellings by Tenure	5
4	Amenities of Dwellings by Area	7
5	Amenities of Dwellings by Date of Erection	8
6	Amenities by Tenure	8
7	Fitness of Dwellings by Area	9
8	Relationship between Amenities and Fitness	10
9	Fitness and Date Dwelling Built	10
10	Fitness and Tenure	11
11	Characteristics of Households	12
12	Characteristics of Households by Tenure	14
13	Household Type and Absent Amenities	15
14	Net Income of H.O.H. by Household Type	15
15	Household Net Income by Household Type	16
16	Incomes According to whether Head is Earner or Retired	16
17	Net Income of H.O.H. by Tenure	17
18	Household Net Income by Tenure	17
19	Amenities by Net Income of Head of Household	18
20	Rooms Occupied	21
21	Persons per Room	22
22	Statutory Overcrowding and Persons per Room	23
23	Statutory Overcrowding	23
24	Statutory Overcrowding and the Bedroom Standard	24
25	Occupancy of Housing Space by Tenure	25
26	Occupancy of Housing Space by Income and Household Type	26
27	Attitude towards Size of Present Accommodation by Position in Relation to Bedroom Standard	27
28	Annual Net Rent by Tenure	28
29	Ratio of Annual Net Rent to Gross Value	29
30	Average Annual Net Rent by Age of Housewife and Household Type—all Renters	30
31	Average Annual Net Rent by Net Income of Head of Household and Tenure	30
32	Date of Move to Present Accommodation	31
33	Household Movement and Tenure	32
34	Recent Movers (Continuing Households)—Distance of Move and Area Moved from by Present Tenure	34
35	Recent Movers (Continuing Households)—Reason for Moving by Present Tenure	34
36	Recent Movers (Continuing Households)—Present Tenure by Selected Reasons for Moving	35
37	Recent Movers (New Households)—Reason for Moving by Present Tenure	36
38	All Recent Movers—Reason for Moving	36
39	All Recent Movers—Reason for Choosing Present Accommodation by Present Tenure	37
40	Recent Movers—Tenure Preference at Time of Move and Reasons for Preference	38
41	Movers and Non-Movers Compared	39
42	Some Characteristics of Recent Movers by Present Tenure	41
43	Recent Buyers—Cost of House, Deposit and Repayments	42
44	Recent Buyers—Age and Rateable Value by Cost of House	43
45	Recent Buyers—Income of Head of Household by Cost of House	43
46	Intending Movers—Reason for Trying to Move by Tenure	44
47	Intending Movers—Action taken about Moving by Tenure	46
48	Intending Movers—Tenure Wanted by Present Tenure	46
49	Intending Movers—Tenure Wanted by Household Net Income and Household Type	47
50	Intending Movers—Reasons for Tenure Wanted	47
51	Intending Movers who Want to Rent—Type of Landlord and Maximum Rent per year	48
52	Intending Movers who Prefer to Buy—Maximum Price Payable and Maximum Deposit Payable	49
53	Intending Movers—Number of Bedrooms Wanted	49
54	Selected Characteristics of Intending Movers	50
55	Potential Movers—Willingness to Move in Near Future	51

56	Some Characteristics of Potential Movers	52
57	No One Trying to Move—Willingness to Move by Bedroom Standard	53
58	Improvement Grants and Dwellings with an Assessed Life of 15 Years or More ..	55
59	Unfurnished Private Tenants—Rent Control and Knowledge of Name and Address of Landlord	56
60	Owner-Occupiers—Mortgages and Mortgage Repayments	57
61	Few Duty Paid by Owner-Occupiers	57
62	Car and Garage by Tenure	58
63	Satisfaction with Present Accommodation by Tenure	59

APPENDIX I

Response of Households Established	67
--	----

APPENDIX II

Table A	Household Type and Age of Housewife	72
Table B	Age of Housewife by Age of Head of Household	73
Table C	Dwelling Types	74
Table D	Analysis of Tenure	77
Table E	Number of Households in each Tenure Group	78
Table F	Composition of Sample by Areas	79

NOTE

In the tables the following conventions have been followed:

— Nil, or not applicable

* Less than 0.5 per cent

Where a figure refers to less than fifty cases (*unweighted*) it is placed in brackets. Percentages have been rounded and therefore do not always add up exactly to 100.

The sample numbers given at the base of the tables refer to the actual numbers of households for which the relevant information is available. Because of the weighting procedures columns cannot be added together nor can tables be combined. Further explanation is given in Appendix I.

INTRODUCTION

This survey of Scottish housing was requested by the Scottish Development Department. Because of pressures on staff it was necessary to divide the work between different organisations. The Government Social Survey carried out part of the fieldwork but the major part was done by the British Market Research Bureau who were also responsible for all the coding and the preparation of tabulations.

The sample of 3,000 rateable units was visited in April to May 1965. Details of the sample design and the methods employed are given in Appendix I. A discussion of the definitions used is given in Appendix II.

It was originally hoped that the coding, punching and analysis would have been completed by the end of 1965 but the original programme was greatly delayed by difficulties with the computer programme. In an attempt to partly compensate for this and to ensure that the results of the survey were made available as quickly as possible the report has been prepared on a more limited basis than was originally intended. Though all the main tabulations have been reproduced the analysis and commentary have been restricted.

The survey was intended to provide a broad picture of Scottish housing conditions which would be analysed in terms of tenure, household type, income, the age, equipment and fitness of houses, and the date the household moved into the house. Particular attention was paid to the last two factors. The data for the analysis of 'recent movers' was derived entirely from the household questionnaire, but information on the age and fitness of houses was obtained by means of parallel inquiry carried out by local authorities: this is outlined in Appendix III.

Considerable difficulties were encountered during this survey due in part to the fact that there had been little experience of undertaking housing surveys in Scotland and that English experience was found to be an inadequate guide. Thus, for example, the more extensive use of the term 'kitchen' in Scotland to describe the main living room, the prevalence of bed-recesses in the living rooms of older-type tenements, and the widespread custom of using rooms for several purposes, all made the task of identifying and classifying rooms—and even of obtaining an accurate count of rooms—a complicated operation, which it must be admitted was by no means completely successful. This point is discussed further in the relevant parts of the Report and in Appendix II.

Further problems arose at the coding stage and with the computer programme as a result of which the rent data is incomplete and the tenure analysis is more restricted than had been planned.

It should be noted that valid comparisons cannot be made between the Survey figures and those of the Census, partly for the reasons outlined above, and partly because of differences in definition.

The current survey was undertaken at the same time as a Glasgow City housing survey commissioned by the Corporation of Glasgow. A separate report on this survey is being published by the University of Glasgow.

J. B. CULLINGWORTH
May 1967

CHAPTER 1

SCOTLAND'S HOUSING STOCK

In this part of the Report we are, in the main, concerned with houses rather than with the households who occupy them. All the figures relate to dwellings (i.e. 'domestic rateable units'): in Scotland the great majority of these are identical with 'accommodation units'—the accommodation actually occupied by a household (or, if vacant, available for occupation by a household). The difference between domestic rateable units and accommodation units is very small: only 2 per cent of rateable units contain more than one accommodation unit.

Table 1 shows the rateable values of dwellings, their type, the date they were built, the number of rooms⁽¹⁾ (including kitchens) which they contain and their total floor area. Of particular note is the high proportion of dwellings which are tenements or flats (46%) and the low proportion which are terraced houses

Characteristics of Dwellings

TABLE 1

<i>Rateable Value</i>	<i>%</i>	<i>Estimated Number</i>
£10 or less	7	117,000
£11-20	15	251,000
£21-30	22	369,000
£31-40	28	469,000
£41-50	15	251,000
£51-60	6	101,000
£61 or more	7	117,000
	100	1,675,000
<i>Type of Dwelling</i>		
Detached house	13	218,000
Semi-detached house	21	352,000
Terraced house	16	268,000
Tenement or flat	46	770,000
Other types	4	67,000
	100	1,675,000
Bungalow (included above)	10	167,000
<i>Date Built</i>		
Before 1861	4	73,000
1861-1880	11	179,000
1881-1900	19	323,000
1901-1918	10	168,000
1919-1944	22	369,000
1945 or later	34	566,000
	100	1,675,000

(1) For the definition of rooms see Appendix II, where the validity of the figures is discussed

TABLE 1—Continued

<i>No. of Rooms (including kitchens)</i>	<i>%</i>	<i>Estimated Number</i>
One	2	29,000
Two	11	183,000
Three	14	231,000
Four	32	529,000
Five	27	450,000
Six or more	14	253,000
	100	1,675,000
<i>Floor Area</i>		
Less than 500 sq. ft.	18	302,000
500-749 sq. ft.	28	469,000
750-999 sq. ft.	26	435,000
1000-1249 sq. ft.	16	268,000
1250-1499 sq. ft.	5	84,000
1500 sq. ft. or more	7	117,000
	100	1,675,000

(16%). About a third of dwellings have been built since the last war and a further quarter in the inter-war years. 15%, however, date from the period up to 1880: in numbers a quarter of a million dwellings are thus over 85 years old, and of these well over 70,000 are more than a hundred years old.

It is of interest to see how dwellings of different ages differ. However, in interpreting Table 2, which shows type, number of rooms and floor area of dwellings built at different dates, it must be borne in mind that the figures can only refer to buildings which are still standing and are in residential use. Demolitions, conversions and changes in use may have considerably altered the profile of dwellings of different ages. With this qualification the figures show some clear trends—the relative decline of the detached house, the large increase in tenements in the last two decades of the nineteenth century, the large increase in semi-detached houses in the inter-war years (which has continued since 1945) and the even greater increase in post-war years in terraced housing. So far as size is concerned this century has seen an increasing 'hunching' in units of four and five rooms (counting a kitchen as a room)—partly, no doubt, in reaction to the very high proportion of dwellings with three rooms or less built

Characteristics of Dwellings by Date Built

<i>Type of Dwelling</i>	<i>All Dwellings %</i>	<i>Date Dwelling Built</i>					
		<i>Before 1861 %</i>	<i>1861-1880 %</i>	<i>1881-1900 %</i>	<i>1901-1918 %</i>	<i>1919-1944 %</i>	<i>1945 or later %</i>
Detached house	13	40	29	12	17	12	7
Semi-detached house	21	17	7	7	17	27	31
Terraced house	16	7	11	7	9	8	50
Tenement or flat	46	29	47	68	54	52	28
Other types	4	7	6	5	3	1	4
	100	100	100	100	100	100	100
Bungalow (included above)	10	17	6	6	8	13	10

TABLE 2—Continued

No. of Rooms (incl. kitchens)	All Dwellings %	Date Dwelling Built					1945 or later %
		Before 1861 %	1861-1880 %	1881-1900 %	1901-1918 %	1919-1944 %	
One	2	2	3	6	1	*	*
Two	11	12	21	34	17	2	1
Three	14	18	24	22	23	10	6
Four	32	25	16	11	20	44	41
Five	27	14	14	12	16	29	42
Six or more	14	29	22	15	23	15	10
	100	100	100	100	100	100	100
<i>Floor Area</i>							
Less than 500 sq. ft.	18	25	33	47	34	7	4
500-749 sq. ft.	28	14	18	19	27	39	29
750-999 sq. ft.	26	16	15	12	11	30	39
1000-1249 sq. ft.	16	12	11	7	11	14	24
1250-1499 sq. ft.	5	8	8	5	6	6	3
1500 sq. ft. or more	7	25	15	10	11	4	1
	100	100	100	100	100	100	100
Sample Number							
Forming Basis of Percentages	2916	78	263	560	207	666	957

in the eighteen-eighties and 'nineties. With total floor areas there is an even clearer trend: the latter half of the nineteenth century saw a very large decline in floor areas, and of the dwellings built between 1881 and 1900 (which are still in use) nearly a half had less than 500 sq. ft. In the next 20 years a third were still as small as this, but since then only a low proportion have been of this size. At the other end of the scale large dwellings (of 1500 sq. ft. or more) have declined from 25% in the period up to 1861 to only 1% in post-war years (though here it is very likely that many of the oldest small units have been demolished). Of the dwellings built since 1945 all but 8% have been of between 500 and 1249 sq. ft.

Tenure Differences⁽¹⁾

In the main households have been grouped into three tenure groups:

Owens/Is buying	27%
Rents from Council	49%
Rents privately, etc.	24%

The Council sector includes dwellings let by New Town Development Corporations and the Scottish Special Housing Association, but other housing associations are included in the 'rents privately, etc.' group. Also included in the latter group are furnished lettings and tenancies held by virtue of employment.⁽²⁾

(1) The figures in this section relating to individual tenure groups are for singly-occupied rateable units only.

(2) For further discussion see Appendix II.

Table 3 gives an analysis of these three tenure groups by selected characteristics.

Rateable Value. Each type of tenure has a distinctive rateable value profile. Owner-occupied houses are fairly evenly spread throughout the rateable value groups, but with a large proportion in the highest group. Council houses are

Characteristics of Dwellings by Tenure

Rateable Value	All Dwellings	Tenure ⁽¹⁾		
		Owning is Buying	Rents from Council	Rents Privately etc.
	%	%	%	%
£10 or less	7	5	1	17
£11-20	15	16	4	36
£21-30	22	17	26	22
£31-40	28	13	45	11
£41-50	15	17	19	8
£51-60	6	12	4	3
£61 or more	7	20	*	3
	100	100	100	100
<i>Type of Dwelling</i>				
Detached house	13	33	1	13
Semi-detached house	21	21	27	11
Terraced house	16	12	25	8
Tenement or flat	46	29	44	60
Other types	4	4	2	8
	100	100	100	100
<i>Number of Bedrooms</i>				
1	18	15	10	40
2	42	36	48	37
3	31	30	38	18
4	7	14	4	3
5 or more	2	5	*	2
	100	100	100	100
<i>Average number of bedrooms per dwelling</i>				
	2.3	2.5	2.3	1.9
<i>Date Dwelling Built</i>				
Before 1861	4	7	*	6
1861-1880	11	15	1	22
1881-1900	19	26	2	48
1901-1918	10	17	1	15
1919-1944	22	22	32	8
1945 or later	34	12	64	1
	100	100	100	100
<i>Sample Number Forming Basis of Percentages</i>				
	2916	404	1252	501

⁽¹⁾ Singly-occupied rateable units.

'bunched' in the £21-£50 groups, with 45% in the narrow range £31-£40. Privately rented dwellings are predominantly of low value and well over a half have values of £20 or less.

Type of Dwelling. A third of owner-occupied dwellings are detached houses and a further third semi-detached or terraced, but 29% are tenements or flats. This latter proportion is the lowest of any tenure group, but it is very much higher than in England where the proportion is only 7%. Council dwellings fall into two main groupings—semi-detached and terraced houses (52%) and tenements and flats (44%). Of privately rented dwellings 60% are tenemental.

Number of Bedrooms.⁽¹⁾ Owner-occupied dwellings are, on average, the largest: almost a fifth have four or more bedrooms. At the other extreme, privately rented dwellings are small and two-fifths have only one bedroom. Council houses are mainly of the two and three bedroom type and only 4% have four or more bedrooms.

Date Dwelling Built. The differences between the various tenure groups are closely associated with date of building. Owner-occupied houses, which are more evenly 'balanced' on each of the above characteristics, also have the most even age-distribution. By contrast council houses date in the main from the period following the first world war. Though some houses were built before this time by local authorities the majority of the older 'council houses' are acquisitions of previously privately owned houses. Privately rented houses are typically old: only 9% were built after 1918 and only 1% after 1944.

Condition and Equipment of the Housing Stock

Though it is a relatively simple matter to ascertain such matters as the type, size and rateable value of dwellings, it is quite a different matter to assess their quality. The Census confines itself to objective factors such as hot and cold water, W.C. and bath (unlike the American Census which provides an assessment of general condition). Indeed the only information available on quality—as distinct from equipment—is the estimates provided by local authorities of the number of 'unfit' houses in their areas. These are palpably inadequate since they reflect quite different interpretations and approaches on the part of individual authorities. Part of the difficulty is that the legislation lays down no clear standard of 'unfitness', but as the recent report of a Sub-Committee of the Scottish Housing Advisory Committee demonstrates,* some authorities have felt unable, in view of the enormity of their problem, to make any overall estimate at all.

In the current survey two quite distinct approaches were made. First, households were asked about their 'amenities'. Here the approach was basically the same as that used in the Census, though considerably more information was obtained. Secondly, local authorities were asked to assess the condition of all dwellings which were included in the sample†. This dual approach not only allowed two different assessments to be made of 'quality': it also enabled an analysis to be made of the relationships between the two.

(1) It should be noted that a bedroom is defined as any room used for sleeping in: see Appendix II.

* Scottish Housing Advisory Committee, *Scotland's Older Houses*, H.M.S.O., 1967.

† For further details see Appendix III and pp. 9-11.

Amenities

The 'amenities' on which information was sought included fixed bath or shower, fixed sink, wash-hand basin, hot water supply, inside W.C. and ventilated food store. Table 4 summarises the position in relation to dwellings in the country as a whole and in the three areas which were separately analysed. About a fifth of dwellings in Scotland lack a fixed bath or shower and an equal number lack a wash-hand basin. In round numbers this is about 350,000 dwellings. The proportion lacking a hot water supply to bath, wash-hand basin and sink is nearly a quarter—about 400,000. Inside water closets are lacking in 13 % of dwellings (220,000) and 37 % (620,000) have no ventilated food store.* Of the 1,675,000 dwellings in Scotland 60 % (1 million) have all these amenities.

Amenities of Dwelling by Area

TABLE 4

	Scotland Estimated		Central Clydeside Conurbation	Central Scotland	Urban Areas Outside Conurbation
	Number	%	%	%	%
Dwelling has all Amenities	1,000,000	60	52	60	60
<i>Dwelling Lacks</i>					
Fixed Bath/Shower	350,000	21	28	22	22
Wash-Hand Basin	350,000	21	26	21	22
Fixed Sink	30,000	2	2	2	2
Hot Water at 3 Points*	400,000	24	29	24	25
Inside W.C.	220,000	13	17	13	13
Ventilated Food Store	620,000	37	46	38	37
Sample Number Forming Basis of Percentages		2684	1246	2194	741

* Bath/shower, wash-hand basin and sink

On every amenity except fixed sink the Central Clydeside Conurbation is in a worse position than the remainder of Scotland. Indeed, in so far as amenities are concerned both Central Scotland and the urban areas outside the Conurbation do not differ from the country as a whole. The implication is that the position in rural areas is (in relative terms) similar to the national one.

Amenities and Age of Dwelling

The amenities of a dwelling can be expected to be related in some way to the date when the dwelling was built. Table 5 analyses four amenities for dwellings in six age-groups. Somewhat surprisingly this shows that the oldest dwellings are far from being the poorest-equipped: indeed, as a group pre-1861 dwellings are better equipped than any group built between 1861 and 1900. The position in relation to water closets, however, is less clear: 8 % of pre-1861 dwellings have no W.C. at all.

* In view of the fact that this is the 'standard amenity' most lacking it is worth noting that 25 % of dwellings having no ventilated food store contain households who possess a refrigerator.

Amenities of Dwellings by Date of Erection

TABLE 5

	All Dwellings %	Date Dwelling Built						Date not Known %
		Pre 1861 %	1861-1880 %	1881-1900 %	1901-1918 %	1919-1944 %	1945 or later %	
<i>Fixed Bath</i>								
With	79	61	46	47	61	99	100	58
Lacking	21	39	53	53	40	1	—	42
<i>Wash-Hand Basin</i>								
With	79	60	46	46	58	94	100	53
Lacking	21	40	54	54	43	6	—	47
<i>W.C.</i>								
Inside	87	69	73	66	76	99	100	82
Outside	12	23	23	33	23	—	—	16
None	1	8	4	1	1	1	—	2
<i>Hot Water</i>								
Has hot water at 3 points	76	56	43	45	55	94	100	51
Has hot water at 1-2 points	12	23	26	20	25	5	—	34
No hot water	12	21	32	35	20	1	—	25
	100	100	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2684	56	227	485	179	594	197	146

The sample was not large enough to examine in detail the reasons for the differences between the various groups of older houses, but it seems clear that one important factor is the proportion of different dwelling types still standing as well as the differential rate at which they have probably been improved. For example only 29% of pre-1861 dwellings are of the tenemental type,

Amenities by Tenure

TABLE 6

	All Households %	Tenure ⁽¹⁾		
		Owms/ is Buying %	Rents from Council %	Rents Privately etc. %
(1) <i>Fixed Bath</i>				
With	79	81	96	42
Lacking	21	19	4	58
(2) <i>Wash-Hand Basin</i>				
With	79	81	95	44
Lacking	21	19	5	56
(3) <i>W.C.</i>				
Inside	87	90	99	66
Outside	12	9	1	32
None	1	1	*	2
(4) <i>Hot Water</i>				
Has hot water supply	88	92	98	65
No hot water supply	12	8	2	35
	100	100	100	100
Sample Number Forming Basis of Percentages	2684	679	1284	721

⁽¹⁾ Singly-occupied rateable units.

compared with 68% of those built between 1881 and 1900; by contrast 40% of the oldest dwellings are detached houses (see Table 2).

Amenities and Tenure

There are very marked differences between dwellings of different tenures, which are to a large extent explained by the age of the dwellings. Council houses predominantly date from the period after 1919 and are generally well equipped: most have all the four amenities shown in Table 6. At the other extreme privately rented dwellings are consistently poorly equipped: this sector contains the highest proportion of dwellings built between 1861 and 1900.

'Fitness'

Four per cent of dwellings in Scotland were assessed by local authority officials as being unfit for human habitation under the terms of the current statutory provisions. A further 5% have a life of less than 5 years, 8% a life of 5-14 years, and 12% a life of 15-29 years. If these estimates are grossed up some 150,000 dwellings require demolition within 5 years—or, to be more precise, before the end of 1970. This is equivalent to an annual rate of 30,000: double the current rate.

Fitness of Dwellings by Area

TABLE 7

<i>Fitness Category</i>	<i>Scotland %</i>	<i>Central Clydeside Conurbation %</i>	<i>Central Scotland %</i>	<i>Urban Areas Outside Conurbation %</i>
Unfit	4	3	4	5
Fit with life of:				
Less than 5 years	5	6	6	5
5-14 years	8	13	9	6
15-29 years	12	12	10	11
30 years or more	71	66	71	73
100% equals	1,675,000	570,000	1,267,000	538,000
Sample Number Forming Basis of Percentages	2,898	1,355	2,330	780
<i>Estimated Number</i>				
Unfit	67,000	17,000	51,000	27,000
Fit with life of:				
Less than 5 years	84,000	34,000	76,000	27,000
5-14 years	134,000	74,000	114,000	32,000
15-29 years	201,000	69,000	127,000	39,000
30 years or more	1,189,000	376,000	899,000	393,000

Table 7 gives the figures for Scotland and three groupings of areas. The area which, on other indices, has the worst housing conditions (the Conurbation), has assessed its major problem as being one of dwellings with a life of 5-14 years rather than an immediate one of unfitness. It is probable that this assessment has been conditioned in part by practical considerations of what is likely to be possible.

A cross-tabulation of fitness and amenities shows, as would be expected, that unfit and short-life dwellings are considerably worse equipped than longer-

life dwellings. Nevertheless, 9% of the dwellings assessed as having a life of 15 years or more lack a fixed bath and 5% have no inside W.C. Expressed differently, 36% of dwellings lacking a bath and 32% of those lacking an inside W.C. were considered to have a life of 15 years or more (Table 8). On the basis of the survey it can be broadly estimated that of the 1,390,000 dwellings assessed as having a life of fifteen years or more, 125,000 lack a bath, 70,000 an internal W.C., and 170,000 a hot water supply at three points.

TABLE 8
Relationship between Amenities and Fitness

	Percentage of dwellings unfit or with life of less than 15 years lacking amenity	Percentage of dwellings with life of 15 years or more lacking amenity	Percentage of dwellings lacking amenity which have life of 15 years or more
<i>Dwellings Lacking</i>	%	%	%
Fixed bath/shower	79	9	36
Inside W.C.	53	5	32
Hot water at 3 points*	82	12	43

Estimated Numbers

	Dwellings unfit or with life of less than 15 years	Dwellings with life of 15 years or more
<i>Dwellings Lacking</i>		
Fixed bath/shower	225,000	125,000
Inside W.C.	150,000	70,000
Hot water at 3 points*	230,000	170,000

* Bath, wash basin and sink.

Fitness and Age of Dwelling

A cross-tabulation of fitness and age of dwelling shows how inadequate a guide the latter is to the former. A third of all nineteenth century dwellings were assessed as having a life of 30 years or more—and this proportion is the

TABLE 9
Fitness and Date Dwelling Built

<i>Fitness Category</i>	All Dwellings	<i>Date Dwelling Built</i>					
		Before 1861	1861-1880	1881-1900	1901-1918	1919-1944	1945 or later
Unfit	%	%	%	%	%	%	%
Life of less than 5 years	4	17	4	4	4	*	*
Life 5-14 years	5	11	12	11	8	*	3
Life 15-29 years	8	18	15	27	11	*	1
Life 30 years or more	12	23	35	25	29	6	*
	71	32	34	33	48	93	95
	100	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2898	78	263	560	207	666	957

same for each of the three age-groups taken (Table 9). Far more (42%) of dwellings built between 1881 and 1900 were regarded as having a life of less than 15 years than was the case with dwellings built between 1861 and 1880 (31%).

(The small percentage of post-1944 dwellings returned as having a short life were all temporary dwellings.)

Fitness and Tenure

Though only 3% of owner-occupied dwellings are unfit these constitute nearly a third of the total unfit dwellings. This is shown in Table 10 which gives the two alternative cross-tabulations of fitness and tenure. Clearly the clearance problem is not confined to rented property.

TABLE 10
Fitness and Tenure

Fitness Category	All Dwellings %	Tenure ⁽¹⁾		
		Owens/ is Buying %	Rents from Council %	Rents Privately etc. %
Unfit	4	3	1	8
Under 5 years	5	2	3	11
5-14 years	8	7	1	22
15-29 years	12	18	3	25
30 years or more	71	70	92	34
	100	100	100	100
Sample Number Forming Basis of Percentages	2597	642	1260	634

Tenure	All Dwellings %	Fitness Category ⁽¹⁾				
		Unfit %	Life under 5 yrs. %	Life 5-14 yrs. %	Life 15-29 yrs. %	Life 30 or more yrs. %
Owens/is buying	27	31	12	26	40	25
Rents from Council	49	9	33	7	13	64
Rents privately, etc.	24	60	55	67	47	11
	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2597	104	130	208	314	1841

⁽¹⁾ Singly-occupied rateable units only.

Another interesting point revealed by this Table is the predominant importance of council dwellings in the longest-life group. This is, of course, related to the fact that a high proportion (four-fifths) of post-1918 houses are council houses. The proportion of council houses in the total stock is thus increasing at a faster rate than the statistics of new building suggest. As the lower part of the Table shows this will continue to be at the expense of the privately rented sector (which is further declining because of sales to owner-occupiers).

CHAPTER 2

HOUSEHOLDS

The salient characteristics of Scottish households are summarised in Table 11, together with broad estimates of the numbers in each category. Full definitions are given in Appendix II, but two definitions need a word of explanation here. First the term 'housewife' is used in a technical sense to mean the person who is responsible for most of the domestic duties (other than a domestic servant). Every household has a 'housewife': in 5% of cases this is a male. Secondly, the household type classification is simply a convenient way of grouping households in a useful manner. It is based on a combination of the size and age structure of the household as follows:

<i>Household Type</i>	<i>Number of persons in household aged:</i>	
	<i>Under 16</i>	<i>16 or over</i>
Individuals under 60	None	One (aged under 60)
Small adult households	None	Two (both aged under 60)
Small families	One or two	One or two
Large families	Three or more	Any number
	OR	Two
Larger adult households	None or one	Three or more
Older small households	None	One aged 60 or over
		OR
		Two, of whom at least one is aged 60 or over

Older small households are further subdivided into the three groups shown in Table 11.

TABLE 11
Characteristics of Households

<i>Age of Housewife</i>	<i>%</i>	<i>Estimated Number</i>
Under 25	5	89,000
25-44	37	638,000
45-59	31	520,000
60-64	9	159,000
65-69	7	114,000
70-79	9	157,000
80 and over	2	34,000
	100	1,711,000
<i>Age of Head of Household</i>		
Under 25	3	52,000
25-44	34	576,000
45-59	32	546,000
60-64	11	185,000
65-69	8	132,000
70-79	10	170,000
80 and over	3	50,000
	100	1,711,000

TABLE 11—Continued

<i>Number of Persons in Household</i>		
1	15	249,000
2	28	471,000
3	19	333,000
4	19	327,000
5	10	174,000
6	5	84,000
7 or more	4	73,000
	100	1,711,000
<i>Average per household</i>		
	3.17	
<i>Number of Persons Aged 60 or Over in Household</i>		
0	65	1,112,000
1	23	394,000
2	11	188,000
3 or more	1	17,000
	100	1,711,000
<i>Average per household</i>		
	0.47	
<i>Number of Persons Aged under 16 in Household</i>		
0	57	978,000
1	16	274,000
2	13	228,000
3	8	137,000
4 or more	6	94,000
	100	1,711,000
<i>Average per household</i>		
	0.93	
<i>Household Type</i>		
Individuals under 60	4	71,000
Small adult households	13	223,000
Small families	20	333,000
Large families	17	295,000
Larger adult households	22	375,000
Older small households	24	414,000
	100	1,711,000
<i>Older Small Households</i>		
Two persons, one aged 60 or over	6	106,000
Two persons, both aged 60 or over	8	128,000
One person, aged 60 or over	11	180,000
<i>Sample Number Forming Basis of Percentages</i>		
	2,693	

On the basis of the age of the head of household Scottish households divide into three roughly equal sized groups with heads aged 25-44, 45-59 and 60 and over. This excludes only a minority with heads aged under 25. On average there are 3.17 persons per household, but 15% contain only one person and a further 28% two persons. One third of households contain one or more persons aged 60 or over and 43% contain children under the age of 16. In terms of household type, 37% are 'families' (as defined) and a quarter are older small households.

Households and Tenure

In Table 12 an analysis is given of the characteristics of households by tenure. Council households are larger than those in owner-occupied and privately rented houses; owner-occupiers include proportionately rather more elderly people and fewer children; but otherwise the differences are not marked. Certainly it is not possible, without considerable distortion of the facts, to speak of a 'typical' household for each sector.

Characteristics of Households by Tenure

TABLE 12

<i>No. of Persons in Household</i>	All Households %	<i>Tenure</i>		
		Owns/ is Buying %	Rents from Council %	Rents Privately etc., %
1	15	17	11	20
2	28	32	24	30
3	19	19	19	21
4	19	18	21	16
5	10	8	12	8
6 or more	9	5	14	5
	100	100	100	100
<i>Average number of persons per household</i>	3.17	2.87	3.51	2.82
<i>No. of Persons in Household Aged 60 or Over</i>				
None	65	61	68	65
1	23	25	22	24
2 or more	12	14	10	11
	100	100	100	100
<i>Average number of elderly persons per household</i>	0.47	0.56	0.42	0.47
<i>No. of Persons in Household Aged Under 16</i>				
None	57	65	52	60
1	16	14	16	17
2	13	13	14	13
3 or more	14	8	18	10
	100	100	100	100
<i>Average number of children per household</i>	0.93	0.67	1.12	0.79
<i>Household Type</i>				
Individuals under 60	4	5	2	7
Small adult households	13	15	11	15
Small families	20	18	17	24
Large families	17	11	23	13
Larger adult households	22	22	26	13
Older small households	24	28	20	28
	100	100	100	100
<i>Sample Number Forming Basis of Percentages</i>	2660	670	1279	711

Amenities by Household Type

Various cross-tabulations were examined to see if there were any significant differences in housing conditions between households of different types. (Housing space is examined in some detail in a later chapter, where it is shown that only large families and large adult households are seriously deficient in space.) Table 13 illustrates the most important difference: the absence of a fixed bath, internal W.C. and hot water supply. On all three, 'individuals under 60' are the worst off: for example 43% (double the national proportion) lack the exclusive use of a bath. The next worse group is 'older small households'. The best provided for are larger adult households and large families.

Household Type and Absent Amenities

TABLE 13

Household Type	% lacking exclusive use of:		
	Bath	Internal W.C.	Hot water supply
Individuals under 60	43	35	21
Small adult households	23	15	12
Small families	26	18	13
Large families	12	8	6
Larger adult households	10	6	6
Older small households	29	16	19
All households	21	13	12

HOUSING AND INCOME

Net Income of the Head of Household

Over a third of Scottish households have heads with net incomes of £10 or less a week. ('Income' is defined here as being net of tax, National Insurance contributions, etc., but including overtime pay, social security benefits and so forth.)* About a tenth have incomes of more than £20. Table 14 shows the full distribution and the differences between households of different types. Of particular note is the relatively high proportion of 'Individuals under 60' and 'Larger adult households', and the extremely high proportion of 'Older small households' who have heads with low incomes.

Net Income of H.O.H. by Household Type

TABLE 14

Weekly Net Income of H.O.H.	All Households	Household Type					
		Individuals Under 60	Small Adult Households	Small Families	Large Families	Larger Adult Households	Older Small Households
Up to £5	16	14	5	1	2	15	44
More than £5 up to £7.10	10	18	8	4	4	7	23
More than £7.10 up to £10	11	20	15	8	9	12	10
More than £10 up to £12.10	19	20	21	23	27	21	7
More than £12.10 up to £15	18	12	19	25	25	19	6
More than £15 up to £20	15	12	19	22	22	13	5
More than £20 up to £25	5	—	8	9	8	6	2
More than £25	6	4	7	8	4	8	3
	100	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2380	107	304	487	407	531	574

* See Appendix II.

Household Net Income

Household net income is the total of the incomes (as defined above) of the members of the household. Table 15 shows the household income of all households and of the different types of household. Whereas only 11% of heads have net incomes above £20 a week, the proportion of household net incomes above this level is 32%. The differences between incomes of heads and of households varies between different types of household. For individuals under 60 the distribution is, of course, identical. By contrast for small adult households 15% have heads with weekly incomes in excess of £20 but 38% have household incomes in this range. Older small households show up as the poorest group on both types of income.

Household Net Income by Household Type

TABLE 15

Weekly Net Household Income	All Households %	Household Type					
		Individuals Under 60 %	Small Adult Households %	Small Families %	Large Families %	Larger Adult Households %	Older Small Households %
Up to £5	7	14	—	2	—	1	25
More than £5 up to £10	15	38	9	8	3	2	19
More than £10 up to £15	25	32	26	38	28	12	20
More than £15 up to £20	22	12	27	29	29	23	7
More than £20 up to £25	15	—	20	14	19	24	4
More than £25 up to £30	8	1	11	6	11	17	2
More than £30 up to £40	6	2	4	2	8	15	1
More than £40	3	1	3	1	3	6	2
	100	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2391	96	285	437	401	520	562

No distinction is made in this type of tabulation between heads who are earners and those who are retired. Slightly more than one-fifth of households have retired heads. (Three-quarters of these are older small households and most of the remainder are larger adult households.) Table 16 provides a summary of the income data for all households according to whether they have earner or retired heads.

Incomes According to Whether Head is Earner or Retired

TABLE 16

Weekly Net Income	Net Income of Head			Household Net Income		
	All Households %	Households with Earner Heads %	Households with Retired Heads %	All Households %	Households with Earner Heads %	Households with Retired Heads %
Up to £5	16	3	62	7	1	30
More than £5 up to £7.10	19	6	23	15	9	37
More than £7.10 up to £10	11	12	8			
More than £10 up to £12.10	19	24	2	25	27	16
More than £12.10 up to £15	18	23	1	22	25	8
More than £15 up to £20	15	19	1	15	18	4
More than £20 up to £25	5	7	1	8	10	1
More than £25 up to £30				6	7	1
More than £30 up to £40				3	5	1
More than £40						
	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2380	1897	483	2299	1855	444

Income and Tenure

The picture revealed by the cross-tabulation of income and tenure is an interesting one (Tables 17 and 18). The first striking point is the large proportion of owner-occupiers with low incomes. 15% have heads with a weekly income of £5 or less and 7% have household incomes as low as this. Taking a

Net Income of H.O.H. by Tenure

TABLE 17

<i>Weekly Net Income of H.O.H.</i>	All Households %	<i>Tenure</i>		
		Owning/ is Buying	Rents from Council	Rents Privately etc. %
Up to £5	16	15	16	17
More than £5 up to £7.10	10	7	11	10
More than £7.10 up to £10	11	8	11	13
More than £10 up to £12.10	19	10	21	24
More than £12.10 up to £15	18	14	21	15
More than £15 up to £20	15	18	15	12
More than £20 up to £25	5	10	4	5
More than £25	6	17	1	4
	100	100	100	100
Sample Number Forming Basis of Percentages	2380	643	1166	571

Household Net Income by Tenure

TABLE 18

<i>Weekly Net Income of Household</i>	All Households %	<i>Tenure</i>		
		Owning/ is Buying	Rents from Council	Rents Privately etc. %
Up to £5	7	7	6	9
More than £5 up to £10	15	12	14	19
More than £10 up to £15	25	17	25	31
More than £15 up to £20	22	19	24	20
More than £20 up to £25	15	16	17	10
More than £25 up to £30	8	11	8	7
More than £30 up to £40	6	10	5	3
More than £40	3	8	1	1
	100	100	100	100
Sample Number Forming Basis of Percentages	2299	621	1126	552

broader income band 30% have heads with £10 or less per week and 19% have household incomes in this range. It is this which warrants more explanation than the fact that 27% have heads with incomes over £20 a week or that 45% have household incomes of a similar amount.

Part of the explanation lies in the fact that over a quarter of owner-occupiers are 'older small households' (see Table 12): though their incomes may be low now they would have bought their houses at a time when their incomes were considerably higher. Another partial explanation is the low cost of buying old

houses: it is misleading to think solely in terms of the cost of new houses—as will be shown later (Table 43) nearly a quarter of those who have bought houses since 1961 paid less than £500 for them. Furthermore, of those who bought pre-1919 houses a half bought them outright and thus have no mortgage repayments. In short the stereotype of the young or middle-aged owner of an inter-war or post-war 'semi' is by no means the whole picture. Considerable numbers of owner-occupiers are elderly people living in owner-occupied houses

Amenities by Net Income of Head of Household

TABLE 19

	All Households %	Weekly Net Income of Head of Household						
		Up to £3 %	More than £3 up to £7.10 %	More than £7.10 up to £10 %	More than £10 up to £12.10 %	More than £12.10 up to £15 %	More than £15 up to £20 %	More than £20 %
<i>Boat</i>								
Sole use	79	67	68	72	72	79	87	94
Shared use	2	2	3	5	4	2	1	1
None	19	31	28	25	24	19	12	5
<i>W.C.</i>								
Inside—sole use	86	79	79	83	83	84	91	95
Inside—shared use	2	2	5	3	3	3	2	—
Outside (sole use or shared) or none	12	19	16	14	14	13	7	4
<i>Hot Water</i>								
Hot a hot water supply	87	78	77	85	86	89	95	99
No hot water supply	13	22	23	15	14	11	5	1
Sample Number Forming Basis of Percentages	2354	380	238	254	449	428	390	126

which are as old or older than they are! There may well be a problem here which would warrant investigation: how do these elderly owner-occupiers manage to cope with the burden of repairs which are needed in old houses?

Council tenants differ, in terms of income, from owner-occupiers in that considerably fewer of them have incomes in the higher reaches: for example, only 5% of them have heads with weekly incomes of more than £20. Nevertheless, when *household* income is taken, 31% have incomes as high as this. Though this is considerably lower than the proportion among owner-occupiers (45%), it is higher than that for the privately renting group. But the most striking feature of the income distribution of council tenants (both for heads and for households) is the close similarity with the national distribution of incomes. Council tenants may—and do—differ from others in certain ways (e.g. the number of children per household), but income is not one of them.

Private tenants do not differ greatly from the national average or from council tenants in terms of the income of the head, but their household incomes are lower.

In any analysis of this sort there is a great temptation to oversimplify—to draw a clear picture of the differences which can be seen by a careful interpretation of the figures. Of course there are differences, but this should not obscure the fact that there are also similarities: these may be more striking—and more important for policy—than differences. Certainly it is impossible to say that, in Scotland, a family's housing situation can be guessed at once their income is known. There are other characteristics which are much more closely associated

with the type and quality of housing than income—age and size of household for example.

Nevertheless, it is true to say—as would be expected—that the higher a person's income the better are his housing conditions likely to be. This is illustrated in Table 19 where certain amenities are cross-tabulated with H.O.H. income.

CHAPTER 3

THE LIVING SPACE OF HOUSEHOLDS⁽¹⁾

In establishing the number of rooms occupied by households the interviewers first asked about the number of bedrooms. Any room used for sleeping in was counted as a bedroom: thus every dwelling has at least one bedroom even if it contains no more than one room.

Having established the number of bedrooms the next stage in the interview was to ask whether the household had a kitchen and, if so, whether any meals were eaten in it. However, it was felt desirable to obtain additionally a count of rooms including all kitchens (whether eaten in or not). Two quite separate tabulations can therefore be given of total rooms. It can also be found out what difference is entailed in using an alternative definition.

The next stage in establishing the number of rooms was to ask what other rooms the household had. Though all stated rooms were recorded, only habitable rooms were counted: thus bathrooms, larders, cellars, box-rooms, etc. were excluded. Finally households were asked whether they shared or sub-let any rooms. Shared rooms were excluded from the count of rooms occupied by households.

This method of identifying and classifying rooms gives 'priority' to bedrooms. Thus a dwelling which contained two rooms, both of which were used for sleeping would be counted as having no kitchen even if—as is common—one of the rooms was called and used as a kitchen. Similarly living rooms which contained a bed-recess (a common feature of some old tenement types) would be recorded as bedrooms. On the other hand kitchenettes and sculleries which were too small to eat in were totally excluded from the count.

This approach proved to be inadequate and some of the results are misleading. For example 11% of households are enumerated as being without a kitchen: the majority of these will in fact have a kitchen which is used for sleeping in or a small kitchen which is too small for eating in. More important, the count of bedrooms (though valid in terms of the definition used) certainly overstates the number of rooms used solely for sleeping in. (This affects the usefulness of the 'bedroom standard' analysis below.)

These points should be borne in mind throughout this chapter.⁽²⁾

Table 20 shows that sharing and sub-letting is very uncommon: only 2% of households share rooms and only 1% sub-let. Over a quarter of households have three rooms or less—counting all kitchens as rooms. If 'non-eating' kitchens are excluded the proportion rises to a third. Nearly one-fifth of households have only one bedroom and a further two-fifths have two.

(1) This section refers to rooms occupied by households, not the number of rooms in a dwelling or rateable unit. The difference as revealed in a sample survey is, however, insignificant.

(2) For further discussion and a note on comparability with Census data see Appendix II.

TABLE 20
Rooms Occupied

	All Households	
<i>Sharing</i>	%	
No rooms shared	98	
1 room shared	1	
2 or more rooms shared	1	
	100	
<i>Sub-Letting</i>		
No rooms sub-let	99	
1 or more rooms sub-let	1	
	100	
<i>No. of Rooms</i>	Including all Kitchens	Excluding Non-Eating Kitchens
	%	%
One	2	3
Two	11	13
Three	14	17
Four	32	32
Five	27	24
Six	8	6
Seven or more	7	5
	100	100
Average number of rooms per household	4.25	4.07
<i>No. of bedrooms</i>	All Households	
	%	
One	18	
Two	42	
Three	31	
Four	7	
Five or more	2	
	100	
Average number of bedrooms per household	2.3	
Sample Number Forming Basis of Percentages	2660	

Density of Occupation

The most common measure of the density of occupation of houses is the number of persons per room.* Four-fifths of households live at a density of one or less persons per room; a further 18% at over one up to two, and

* In this measure kitchens which are used neither for eating nor sleeping are excluded.

2% at over 2. This measure is a very crude one since it treats every member of the household as one unit, irrespective of age or sex.

Persons per Room
TABLE 21

	%
Over 2	2
Over 1½, up to 2	6
Over 1, up to 1½	12
One	19
0.66-0.99	24
0.50-0.65	20
Less than 0.50	17
	100

A statutory standard of overcrowding is laid down in the Housing Acts. This standard has two parts: one dealing with sex separation, the other being a standard of capacity. Under the first part a bouse is overcrowded if any two persons aged ten or over of opposite sexes and 'not being persons living together as husband and wife' must sleep in the same room. This part of the standard obviously can apply only to one-room bouses since if there is more than one room it is always possible to separate the sexes at night. The second part of the standard is more complicated. It provides for a 'permitted number' of persons per bouse. This number is determined by reference to the number of rooms in the bouse and their size. Where all the rooms are 110 sq. ft. or more the permitted number is as shown in the first part of the Table below. For smaller rooms the number is reduced in accordance with the second half of the Table. Children under the age of one are not counted, and children aged between one and ten are counted as half a person.

<i>Number of Rooms in the House</i>	<i>Permitted Number of Persons</i>
1	2
2	3
3	5
4	7½
5 or more	10, with an additional two in respect of each room in excess of five

<i>Floor Area of Room</i>	<i>Permitted Number of Persons</i>
100 sq. ft. or more	2
90 sq. ft. or more, but less than 110 sq. ft.	1½
70 sq. ft. or more, but less than 90 sq. ft.	1
50 sq. ft. or more, but less than 70 sq. ft.	½
Under 50 sq. ft.	Nil

Though the current survey did establish (through the co-operation of local authorities) the total floor area of dwellings no attempt was made to obtain the floor area of individual rooms: this would have been a mammoth undertaking. Thus only that part of the statutory overcrowding standard relating to rooms and 'equivalent persons' could be used.

Table 22 shows that 3% of households are statutorily overcrowded; these consist of 79% of those living at over 2 persons per room and 16% of those living at over 1½ up to 2 persons per room.

Statutory Overcrowding and Persons per Room

TABLE 22

<i>Persons per Dwelling</i>	All Households	Overcrowded	Not Overcrowded	
	%	%	%	
Over 2	2	65	*	
Over 1½, up to 2	6	35	5	
Over 1, up to 1½	12	—	12	
One	19	—	20	
0.66-0.99	24	—	24	
0.50-0.65	20	—	21	
Less than 0.5	17	—	18	
	100	100	100	
Sample Number Forming Basis of Percentages	2660	81	2579	

<i>Statutory Overcrowding</i>	All Households	Over 2	<i>Persons per Room</i>		One or less
	%	%	Over 1½ up to 2	Over 1 up to 1½	%
Overcrowded	3	79	16	—	—
Not Overcrowded	97	21	84	100	100
	100	100	100	100	100
Sample Number Forming Basis of Percentages	2660	74	167	331	2088

A further examination of statutory overcrowding is provided by Table 23. This shows that no one-person households are overcrowded (it is, indeed, impossible that any would be on the standard); but 5% of households with four to six persons are overcrowded, and this proportion rises to 15% and 18% for households with seven and eight or more persons respectively. 16% of overcrowded households contain 8 or more persons, but 62% contain five persons or less.

Statutory Overcrowding

TABLE 23

<i>No. of Persons in Household</i>	% distribution of statutorily overcrowded households	% of households statutorily overcrowded
1	—	—
2	2	*
3	5	1
4	34	5
5	21	5
6	11	5
7	11	15
8 or more	16	18
	100	3

<i>No. of rooms occupied (including kitchens)</i>	% distribution of overcrowded households	% of households statutorily overcrowded
1	10	12
2	66	15
3	15	3
4 or more	9	*
	100	3

Not surprisingly small dwellings include far higher proportions of overcrowded households than large dwellings. Similarly most overcrowding is in small dwellings, though nearly a quarter of overcrowded households live in dwellings containing three or more rooms.

The Bedroom Standard

A more refined measure of the space available to differing types of household is provided by the 'bedroom standard' devised by the Social Survey. This standard has no statutory standing but is a useful tool of analysis.

TABLE 24
Statutory Overcrowding and the Bedroom Standard

Bedroom Standard	All Households %	Statutory Overcrowding				
		Overcrowded %	Not Overcrowded %			
2 or more below standard	1	37	2			
1 below standard	18	55	17			
Equal to standard	45	8	47			
1 above standard	25	—	25			
2 or more above standard	9	—	9			
	100	100	100			
Sample Number Forming Basis of Percentages	2660	81	2579			
Statutory Overcrowding	All Households %	Bedroom Standard				
		2 or more Below Standard %	1 Below Standard %	Equal to Standard %	1 Above Standard %	2 or more Above Standard %
Overcrowded	3	33	8	—	—	—
Not Overcrowded	97	67	92	100	100	100
	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2660	89	500	1232	624	216

It allocates a standard number of bedrooms to each household in the following order:

- (i) Each married couple was given one bedroom.
- (ii) Any other persons aged 21 or over were each given a bedroom.
- (iii) Persons aged 10 to 20 years inclusive of the same sex were paired off and a bedroom was given to each pair.
- (iv) Any person aged 10 to 20 years left over after this pairing was paired with a child under 10 of the same sex. If no pairing of the latter kind was possible such a person was given a separate bedroom.
- (v) Any remaining children under 10 years were paired and a bedroom was given to each pair. Any remaining child was given an additional room.

In operating this standard any room described by the person interviewed as a 'bedroom' is counted as one; 'kitchens' used for sleeping, and living rooms containing bed-recesses are counted as bedrooms.⁽¹⁾

(1) Comparison is thus not possible with English survey results. For further discussion see Appendix II.

Four-fifths of Scottish households have 'bedrooms' (as thus defined) equal to or above this standard; 18% have one bedroom below and 3% have two bedrooms below the standard. It is quite fortuitous that an identical proportion (3%) of households are both statutorily overcrowded and have two bedrooms below the 'bedroom standard'. This can be seen from Table 24. 55% of statutorily overcrowded households have only one bedroom below the standard and 8% have bedrooms equal to the standard. There is, of course, no reason why the different measures should completely or even largely 'overlap'. They are of different refinements and serve different purposes.

Tenure Differences

On the crude density measure private tenants (particularly of unfurnished dwellings) are the worst housed, and a similar conclusion emerges from an analysis on the statutory overcrowding standard (Table 25). By contrast, owner-occupiers live at the lowest density, and nearly a third live at less than 0.50 persons per room (i.e. more than 2 rooms per person). Council tenants include low proportions at each extreme.

Occupancy of Housing Space by Tenure

TABLE 25

	All Households	Owning or Buying	Tenure Rents from Council	Rents Privately etc.
<i>Persons per Room</i>	%	%	%	%
Over 2	2	1	1	5
Over 1½, up to 2	6	2	5	10
Over 1, up to 1½	12	6	15	12
One	19	14	20	24
0.65-0.99	24	24	26	17
0.50-0.65	20	22	20	18
Less than 0.50	17	31	12	14
	100	100	100	100
<i>Statutory Overcrowding</i>				
Overcrowded	3	1	1	7
Not Overcrowded	97	99	99	93
	100	100	100	100
<i>Bedroom Standard</i>				
2 or more bedrooms below standard	3	1	3	4
1 bedroom below standard	18	11	19	22
Equal to standard	46	38	49	48
1 bedroom above standard	25	29	25	20
2 or more bedrooms above standard	9	20	4	6
	100	100	100	100
<i>Average number of bedrooms per household</i>	2.3	2.5	2.3	1.9
<i>Average number of persons per household</i>	3.17	2.87	3.51	2.82
<i>Sample Number Forming Basis of Percentages</i>	2660	670	1279	711

The bedroom standard allows a more detailed assessment to be made. A fifth of owner-occupiers have two or more bedrooms above the standard, compared with 4% of council tenants and 6% of private tenants. The differences are less striking at one bedroom above the standard: 29% for owner-occupiers, 25% for council tenants and 20% for private tenants. The privately rented sector has the highest proportion below the standard (26%) but 22% of council tenants are similarly housed.

Some of these tenure differences are, of course, related to the fact that both dwellings and households vary in size distribution between the different tenures. Thus the relatively low use of space in the owner-occupied sector is associated with the larger size of houses and the below-average size of households. Council houses are of average size but contain relatively large households.

Income and Household Type Differences

Table 26 shows the position in relation to the bedroom standard and the average total number of rooms by income and household type. This table demonstrates the danger of generalisation. Thus though the average number of rooms increases with income the detailed picture is a confused one. It is only with the very highest income group that it can be said that space standards are markedly higher. The lower part of the table underlines the importance of household type. Serious deficiencies (as measured by this standard) are significant only for large families—and, to a lesser extent, for larger adult

TABLE 26
Occupancy of Housing Space by Income and Household Type

		Weekly Net Income of Head of Household							
	All Households %	Up to £5 %	More than £5 up to £7.10 %	More than £7.10 up to £10 %	More than £10 up to £12.10 %	More than £12.10 up to £15 %	More than £15 up to £20 %	More than £20 %	
Bedroom Standard									
2 or more bedrooms below standard	3	2	2	3	4	4	2	1	
1 bedroom below standard	18	14	11	20	25	23	20	13	
Equal to standard	46	32	43	43	43	50	44	40	
1 bedroom above standard	25	34	32	26	23	18	23	27	
2 or more bedrooms above standard	9	9	9	7	3	3	11	9	
	100	100	100	100	100	100	100	100	
Average number of rooms (including kitchen)	4.25	3.63	3.69	3.87	4.05	4.09	4.30	4.92	
Sample Number Forming Basis of Percentages	2354	380	238	254	469	428	350	126	
		Household Type							
	All Households %	Individuals Under 60 %	Small Adult Households %	Small Families %	Large Families %	Large Adult Households %	Other Small Households %		
Bedroom Standard									
2 or more bedrooms below standard	3	—	*	*	13	2	*		
1 bedroom below standard	18	5	5	22	43	19	1		
Equal to standard	46	47	31	56	37	51	46		
1 bedroom above standard	25	31	44	20	5	21	36		
2 or more bedrooms above standard	9	18	19	2	3	6	15		
	100	100	100	100	100	100	100		
Average number of rooms (including kitchen)	4.25	3.38	4.03	4.04	4.44	4.84	3.73		
Sample Number Forming Basis of Percentages	2660	122	355	503	451	583	646		

households: this in spite of the fact that these two groups have considerably higher than average numbers of rooms. At the other end of the scale it is among the small households that the largest proportions of those 'above-standard' are to be found.

Attitude to Size of Dwelling and Bedroom Standard

All households were asked whether they thought that their accommodation was 'too small', 'about right', or 'larger than you really need'. The tabulation

Attitude Towards Size of Present Accommodation by Position in Relation to Bedroom Standard

TABLE 27

	All Households	Position in Relation to Bedroom Standard				
		2 or more Bedrooms Below Standard	1 Bedroom Below Standard	Equal to Standard	1 Bedroom Above Standard	2 or more Bedrooms Above Standard
<i>Attitude Towards Size of Present Accommodation</i>	%	%	%	%	%	%
Too small	19	65	48	18	3	1
About right	72	33	52	79	83	59
Larger than really needed	9	2	*	3	14	40
	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2660	88	500	1232	624	216

(Table 27) provides a warning against the too hasty acceptance of any arbitrary standard. A third of the households who had two or more bedrooms below the standard thought their accommodation was 'about right'—and a small minority of 2% actually thought it larger than they really needed. This is more striking than the finding that the majority thought it too small. Similarly at the other extreme, 60% of those with two or more bedrooms above the standard did not think that their accommodation was too large.

CHAPTER 4

RENTS

Households who rented their accommodation were asked a battery of questions in order that their annual *net* rent could be established. The intention was that where the rent paid was gross (i.e. included rates) an amount chargeable for rates (calculated from the rateable value and the rate in the £ levied by the local authority) would be subtracted. For reasons which are given in Appendix II this was unfortunately only done where the person interviewed gave the rate component of the rent. Furthermore, owing to an error in the coding programme, rents were analysed only for those tenants of privately rented unfurnished accommodation who knew who their landlord was. As a result of

TABLE 28
Annual Net Rent by Tenure

Annual Net Rent	All Renters %	Tenure		
		Rents from Council %	Rents Privately, Unfurnished %	Rents Privately, Furnished %
Less than £13	15	3	26	(12)
£13 but less than £26	17	9	37	(—)
£26 but less than £39	30	37	21	(—)
£39 but less than £52	26	37	6	(—)
£52 but less than £78	8	11	5	(25)
£78 but less than £104	3	2	3	(12)
£104 or more	1	1	2	(50)
	100	100	100	(100)
Average Annual Net Rent	£35	£40	£26	£83
Sample Number Forming Basis of Percentages	904	683	205	16

these errors, rent information is available for only 53% of council tenants and 65% of private tenants. However, though it is not possible to check private rents with external data, the survey figures on council rents give an average very close to that published in the 1965 Rent Return⁽¹⁾—£40 as compared with £41.5.5.

The average annual net rent paid by all renters in Scotland in 1965 was £35. Council tenants had a higher average rent (£40) than private tenants of unfurnished property (£26). The small number (16) of furnished tenancies had an average rent of £83.

These averages, however, cover a wide range of variations (Table 28). A quarter of private unfurnished tenants pay less than £13, while 10% pay

(1) Scottish Development Department, *Rents of Houses Owned by Local Authorities in Scotland 1965*, Cmd. 2907, H.M.S.O., 1966.

more than £52. Few council tenants pay either (comparatively) very low or very high rents: three-quarters pay between £26 and £51.

Since dwellings vary greatly in size, amenity and value, comparisons which ignore these factors are of limited use. The simplest and most usual indicator of value is provided by the valuations made for rating purposes. The *gross value* represents the notional rent which a landlord might be expected to obtain

Ratio of Annual Net Rent to Gross Value
TABLE 29

Ratio of Annual Net Rent to G.V.	Tenure	
	Rents from Council	Rents Privately, Unfurnished
	%	%
0.01-0.25	1	3
0.26-0.50	5	18
0.51-0.60	8	18
0.61-0.70	18	18
0.71-0.80	15	9
0.81-0.90	13	2
0.91-1.00	13	5
1.01-1.50	23	13
1.51-2.00	2	6
2.01-3.00	1	5
3.01-4.00	—	1
4.01 or more	—	2
	100	100
Average Ratio	0.88	0.94
Sample Number Forming Basis of Percentages	683	205

in a free market for a house if he were responsible for all repairs and insurance. (*Net value*—or *rateable value* is the gross value less an allowance for the cost of maintenance and insurance. It is this value on which local rates are levied.) By expressing annual net rents as a ratio of gross value a certain degree of standardisation is achieved. (This can be done satisfactorily only for *unfurnished* accommodation since the gross values relate to the property not its contents.)

On average the ratio for private lettings (0.94) is rather higher than for council tenancies (0.88), but the distributions are quite different (Table 29). Four-fifths of council tenancies have ratios within the range 0.61 to 1.50 while two-fifths of private lettings are *below* and 14% are above this.

An analysis was made of the rents paid by different types of households. Tables 30 and 31 reproduce a summary of this analysis in so far as it relates to age of housewife, household type and (with tenure differences) for net head of household income. A clear picture is revealed: the older is the household the lower is the rent. (Though not shown this is true for all tenures.) But the higher the income the higher is the rent: for example while those with net

incomes of up to £5 a week pay on average £26 a year, those with £10-£12.10 pay £32, and those with incomes in excess of £20 pay £46.

These two factors—income and age—are, of course, inter-related, but the sample was not large enough to establish the independent importance of each.

Average Annual Net Rent by Age of Housewife and Household Type
—All Renters

TABLE 30

<i>Age of Housewife</i>		<i>Household Type</i>	
Under 44	£38	Individuals under 60	£23
45-59	£35	Small adult households	£35
60 and over	£28	Small families	£36
		Large families	£40
		Larger adult households	£39
		Older small households	£24

Average Annual Net Rent by Net Income of Head of Household and Tenure
TABLE 31

	All Renters	Rents from Council	Rents Privately, Unfurnished
<i>Weekly Net Income of H.O.H.</i>			
Up to £5	£26	£31	£22
More than £5 up to £7.10	£27	£32	
More than £7.10 up to £10	£33	£36	
More than £10 up to £12.10	£32	£39	£22
More than £12.10 up to £15	£38	£43	
More than £15 up to £20	£42	£46	£43
More than £20	£46	£46	
All Households	£35	£40	£26

It should be remembered that these rents are those paid in April-May 1965, since when there has been a general increase in council house rents though, of course, incomes will also have risen.

CHAPTER 5

HOUSEHOLDS ON THE MOVE

Each year 35,000 new houses are built in Scotland, and 15,000 old ones are demolished. Others are converted or changed to suit a different use. This, of itself, creates a considerable amount of household movement, but much more important is the growth of new households and the movement of existing households to different houses. Households themselves change: some expand with new births; some split up into smaller household units; some die. Altogether there is a complex web of movement which has many different causes but which is interconnected for the simple reason that most households move into a house which has been vacated by another household. Most moves

Date of Move to Present Accommodation
TABLE 32

	%
1929 or earlier	6
1930-1939	10
1940-1949	9
1950-1957	27
1958-1960	17
1961	5
1962	5
1963	7
1964	10
1965 (1st qtr.)	3
	100

result in an improvement in housing conditions, and, to a certain extent, the greater the rate of movement the greater is the improvement in the overall housing situation. Furthermore a dynamic economy requires a high rate of movement: the fact that it is, in this context, termed 'mobility of labour' should not obscure the fact that a significant proportion of labour mobility is also residential mobility. Yet little is known about the nature of residential mobility. A greater understanding of the process is thus of more than academic interest: and it is of importance not only for housing policy but also for economic policy.

In this survey—the first of its kind in Scotland—only a broad sketch of the total picture can be given, but, as will be seen, this is more than sufficient to demonstrate both the importance of the issues involved and the need for further study.

In the four years 1961 to 1965 over half a million Scottish households moved at least once;* this represents thirty per cent of all households at the later date. In the sixteen months from January 1964 to April 1965 about a quarter

* This excludes the net loss of households due to migration out of Scotland.

of a million households moved. This rate of movement is roughly equivalent to about 10 per cent of households every year. About a quarter of all these moves are made by people establishing separate households for the first time. These *new households* are formed by marriage, by the breaking-up of an existing household or by movement from institutional accommodation. Households constantly change and thus precise definitions are needed to distinguish between 'new' and other types of household. In the current survey (as in the Rowntree Trust Housing Study*) the housewife was taken as the first point of reference; if the housewife in the household which moved was different from the person who was the housewife in the previous household then this was defined as a

Household Movement and Tenure

TABLE 33

Previous Tenure of Continuing Households	All Continuing-Household Movers	Present Tenure of Continuing Households			
		Owne/s Buying	Rents from Council	Rents Privately, Unfurnished	Rents Privately, Furnished
	%	%	%	%	%
Owne/s buying	14	44	8	7	(6)
Rented from Council	26	11	41	9	(8)
Rented Privately, Unfurnished	42	31	45	51	(—)
Rented Privately, Furnished	11	11	5	15	(88)
Miscellaneous	5	3	1	18	(—)
	100	100	100	100	(100)
Sample Number Forming Basis of Percentages	588	129	396	135	18

Present Tenure	All Households in Scotland	Continuing-Household Movers	New Households	All Recent Movers
	%	%	%	%
Owne/s buying	27	22	46	37
Rents from Council	49	52	23	44
Rents Privately, Unfurnished	22	22	30	25
Rents Privately, Furnished	2	3	7	4
	100	100	100	100
Sample Number Forming Basis of Percentages	2659	588	233	821

new household. Similarly if the housewife was the same but the head of the household was different this was also counted as a new household. If, on the other hand, both the housewife and the head of household were the same previously and currently this was a *continuing household*.†

Table 33 shows the present and previous tenure of the continuing household movers. About two-fifths of these movers are in housing of the same tenure as that which they previously occupied. Nearly a third of owner-occupiers had previously lived in privately rented unfurnished accommodation, and about a tenth had been council tenants. The households who were new to the council-house sector came largely from privately rented accommodation. The 8% who had been owner-occupiers had in the main, been displaced by slum clearance or redevelopment schemes. Of those who moved into privately rented un-

* See D. V. Donnison, C. Cockburn and T. Corlett, *Housing Since The Rent Act*, Codicote Press, Welwyn, 1961; and J. B. Cullingworth, *English Housing Trends*, Bell, 1965.

† For fuller explanation see Appendix II.

furnished dwellings a relatively high proportion—about a fifth—came from furnished accommodation. The number of movers to furnished accommodation is very small but the figures suggest a very high rate of 'internal movement': most of these households had moved from furnished property.

Of the new households, 40% established themselves in owner-occupied houses. This compares with 22% of continuing-household movers. Nearly a quarter obtained council houses (compared with over a half of continuing-household movers) and a further fifth obtained privately rented accommodation.

English studies have shown a striking flow of movement 'from furnished to unfurnished private housing, and from privately rented housing into council housing and owner-occupied housing, with large eddies of movement taking place within each of these categories: few move in the reverse direction'.⁽¹⁾ A very similar pattern emerges from the current analysis for Scotland. Among continuing-household movers, about two-fifths find a house of the same tenure as that of their previous home; most of the remainder moved from furnished to unfurnished private accommodation, or from privately rented to council or owner-occupied houses. Altogether these account for well over four-fifths of all continuing-household moves. The only significant difference between the Scottish and the English picture is the much higher proportion of continuing-household moves into council housing and the much lower proportion of moves into owner-occupied houses. This is a reflection of the different pattern of tenure in Scotland which has more than twice the English proportion of council houses and less than two-thirds the English proportion of owner-occupied houses.

Distance of Move and Area Moved From

Most residential moves are short-distance.⁽²⁾ Only a fifth of all (continuing-household) movers found their new home at a place an hour's journey or more by public transport from their previous home. 72% of moves are made within the administrative boundaries of the local authority (Table 34). There are, however, some striking differences between different tenure groups (the reference here is to present tenure). In particular council tenants are much more 'local' in their movement than owner-occupiers. 84% of council tenants moved within their local authority area compared with 55% of owner-occupiers. 'Immigrants' to Scotland rarely find a house in the council sector: less than 0.5% in the sample. By contrast 9% of owner-occupiers and 13% of private tenants moved from outside Scotland.

Reasons for Moving

Moves of differing distances will tend to be made for different reasons. The varying distances moved by families in different tenure groups can therefore be expected to be associated with different patterns of reasons. That this is so is revealed by Table 35 which gives, for continuing-household movers only, the reasons for moving by present tenure. For all continuing-household movers the three main specific reasons for moving were condemnation or

(1) D. V. Donnison, C. Cockburn and T. Corlett, *Housing Since The Rent Act*, Codrington Press, 1961, p. 67.

(2) It must be remembered that this Survey does not cover households who moved out of Scotland.

Recent Movers (Continuing Households)—Distance of Move and Area Moved from by Present Tenure

TABLE 34

	All Continuing- Household Movers %	Tenure		
		Owne/ is Buying %	Rents from Council %	Rents Privately etc. %
<i>Distance of Move</i>				
A distance normally covered on foot	44	27	54	39
Less than an hour's journey by public transport	37	44	36	32
An hour's journey or more by public transport	19	29	10	29
	100	100	100	100
<i>Area Moved From</i>				
Same local authority	72	55	84	60
Other part of Scotland	23	36	15	27
England	4	7	—	8
Other part of U.K.	1	2	—	2
Elsewhere	1	—	*	3
	100	100	100	100
Sample Number Forming Basis of Percentages	588	129	306	153

Recent Movers (Continuing Households)—Reason for Moving by Present Tenure

TABLE 35

	All Continuing- Household Movers %	Present Tenure		
		Owne/ is Buying %	Rents from Council %	Rents Privately etc. %
<i>Most Important Reason for Moving</i>				
1. Previous house condemned or demolished	13	6/3	23	2/2
2. Previous house required by owner	3	3	1	7
3. Wanted cheaper house, lower rent, etc.	1	2	—	3
4. Wanted smaller house	7	7	10	1
5. Wanted larger house, more room, etc.	26	19	30	23
6. Wanted better house, better neighbourhood, a garden, etc.	4	4	5	3
7. Wanted unfurnished (not furnished), or wanted to buy (not rent) house	4	11	2	2
8. Marriage	1	—	—	3
9. Change of job	18	23	6	40
10. Personal reasons (health, bereavement, to be near relatives, etc.)	12	15	13	8
11. Other reasons	10	13	10	8
	100	100	100	100
Sample Number Forming Basis of Percentages	588	129	306	153

demolition of their previous house, a wish for a larger house, and change of job. The most important reason—wanting a larger house—is a major reason for moving in each of the tenure groups (though less so for owner-occupiers). Movers to council houses include a high proportion (23%) of households affected by statutory public health or planning action on their previous house: this reason is only a minor one for the other tenures. Change of job figures largely for all except council tenants, and particularly in the privately rented sector.

These three reasons are cross-tabulated differently in Table 36. This shows clearly the varying roles of the three tenures. 90% of those moving from condemned or demolished properties obtained a council tenancy. 61% of those moving for larger accommodation also obtained council houses. 55% of those moving for a change of job found a dwelling in the privately rented sector.

Recent Movers (Continuing Households)—Present Tenure by
Selected Reasons for Moving
TABLE 36

<i>Present Tenure</i>	<i>Reasons for Moving</i>		
	<i>Previous House Condemned or Demolished</i>	<i>Wanted Larger House</i>	<i>Change of Job</i>
<i>Owms/is Buying</i>	5	17	28
<i>Rents from Council</i>	90	61	17
<i>Rents Privately, etc.</i>	5	22	55
	100	100	100
<i>Sample Number Forming Basis of Percentages</i>	84	152	88

So far this analysis has been restricted to continuing-households. Table 37 provides a comparable analysis for new households. As might be expected the main reason for moving in this group is marriage—but it is by no means the only reason. Of course new households are not confined to newly-weds. Additionally there are rather older households who previously lived as part of a larger (often parental) household. Then again there are the elderly households who become 'new' by leaving a two- or three-generation household. (As can be seen from Table 41 below 17% of new households are of the older small type.) But new households come into being for a variety of reasons, often because a move—whether voluntary or not—involves the break-up of a larger household.

Of particular note among the differences between tenure groups is the high proportion of owner-occupiers who moved on marriage: 60% as compared with only 11% among council tenants. Far more new households in the council sector moved for other reasons than marriage. This may be a reflection of the fact that in many areas a newly married household would not be likely to obtain a council house unless they were overcrowded or had been on the waiting list for a period of several years: by the time they are rehoused it would no longer be appropriate to give 'marriage' as the reason for the move!

To provide an overall picture of the reasons for moving Table 38 shows the total distribution for all recent movers, together with separate figures for

Recent Movers (New Households)—Reason for Moving by Present Tenure

TABLE 37

<i>Most Important Reason for Moving</i>	All New Households %	Tenure		
		Owning is Buying %	Rents from Council %	Rents Privately etc. %
1. Previous house condemned or demolished	2	—	8	—
2. Previous house required by owner	2	2	—	2
3. Wanted cheaper house, lower rent, etc.	1	—	—	2
4. Wanted smaller house	5	6	8	2
5. Wanted larger house, more room, etc.	9	1	24	8
6. Wanted better house, better neighbourhood, a garden, etc.	2	—	2	3
7. Wanted unfurnished (not furnished), or wanted to buy (not rent) house	3	6	—	3
8. Marriage	43	60	11	44
9. Change of job	5	—	5	11
10. Personal reasons (health, bereavement, to be near relatives, etc.)	19	22	20	14
11. Other reasons	10	3	22	11
	100	100	100	100
Sample Number Forming Basis of Percentages	253	93	54	86

All Recent Movers—Reason for Moving

TABLE 38

<i>Most Important Reason for Moving</i>	All Recent Movers %	New Households %	Continuing Households %
1. Previous house condemned or demolished	10	2	13
2. Previous house required by owner	3	2	3
3. Wanted cheaper house, lower rent, etc.	1	1	1
4. Wanted smaller house	6	5	7
5. Wanted larger house, more room, etc.	21	9	26
6. Wanted better house, better neighbourhood, a garden, etc.	4	2	4
7. Wanted unfurnished (not furnished), or wanted to buy (not rent) house	4	3	4
8. Marriage	12	43	1
9. Change of job	15	5	18
10. Personal reasons (health, bereavement, to be near relatives, etc.)	14	19	12
11. Other reasons	10	10	10
	100	100	100
Sample Number Forming Basis of Percentages	821	253	588

new and continuing households. This puts the whole picture into clearer perspective. The desire for larger accommodation emerges as the most important single reason for moving. Next comes change of job, personal reasons and marriage. Involuntary moves (slum clearance, eviction, etc.) are equally important: indeed, 10% of all moves are caused by a house being condemned or demolished.

This, of course, is the picture of moves which actually take place: it is not necessarily the same as the picture presented by those wishing to move. Intending (and 'frustrated') movers may be different in important ways. How far this is so is discussed in a later section.

Reasons for Choosing Present Accommodation

It is not easy to find out why people choose a particular house, particularly in a relatively simple questionnaire type of survey. A more elaborate survey could ask what importance was attached to a list of factors such as size, layout, location and so forth. In the current survey movers were simply asked what was the most important reason for choosing their present house. As can be seen from Table 39 some referred to location ('to be near job, relatives, friends,

All Recent Movers: Reason for Choosing Present Accommodation by Present Tenure

TABLE 39

Most Important Reason for Choosing Present Accommodation	All Recent Movers %	Tenure		
		Owne/ is Buying	Rents from Council	Rents Privately etc.
Goes with job	6	2	2	20
To be near job, relatives, friends, school	5	7	4	6
Only one, best available	25	28	16	37
Allocated/posted	22	—	44	8
Liked area, position	12	23	9	4
Liked the house	6	8	7	3
Size of house	5	5	3	6
Price right	4	14	1	1
Offered/took opportunity	10	5	10	14
Others	5	8	5	3
Not stated	*	—	*	*
	100	100	100	100
Sample Number Forming Basis of Percentages	821	222	360	239

school') or area ('liked area, position') while others merely spoke of the 'only one' or 'best' available. A minority (4%) referred to price. Nevertheless the figures do have some face value. It is interesting to note, for example, that whereas 14% of owner-occupiers said that the most important factor was the 'right price', only 1% of other tenure groups mentioned this. Of the tenants of privately rented accommodation over a third said that they chose the only one or the best available—thus raising the suggestion that choice was restricted.

On this point it is striking that 44% of council tenants said that they were 'allocated' a house, thus implying a very considerable restriction of choice. These, however, are only hypotheses suggested by the figures: one must be careful not to read too much into them.

Tenure Preference

Movers were asked whether they had preferred to rent or buy. The question related to preference at the time of the move, not the current attitude. The distinction is important since the present situation may well be affected by their experience since the move and by their satisfaction with the new house. The

Recent Movers—Tenure Preference at Time of Move and Reasons for Preference
TABLE 40

Tenure Wanted at Time of Move	All Recent Movers %	Owners Buying %	Tenure Rents from Council %	Rents Privately %
Wanted to rent	64	17	87	75
Wanted to buy	30	76	10	15
Either	6	7	3	10
	100	100	100	100
Sample Number Forming Basis of Percentages	821	222	360	239

Reasons for Preference							
Wanted to Rent	All who wanted to rent			Wanted to Own	All who wanted to own		
	%	%	%		%	%	%
		Owners	Renters			Owners	Renters
Cheaper to rent	18	(37)	17	Independence, freedom	18	21	13
Could not afford to buy	49	(52)	32	Security	25	27	18
Easier to move	5	(8)	5	Investment for future	30	30	29
Less responsibility	10	(25)	8	Cheaper to buy	8	9	8
Never thought of buying	6	(5)	6	Pride of possession	5	5	5
Other reasons	10	(14)	10	Easier to move	1	1	2
Don't know; not stated	2	(3)	2	Other reasons	11	6	22
				Don't know; not stated	2	1	4
	100	(100)	100		100	100	100
Sample Number Forming Basis of Percentages	526	38	408		246	109	72

question was intended to find out how far movers were able to obtain a house of the tenure they desired: the answers showed that the proportion was 85% (this includes those who stated that they had had no preference). About 14% of all movers obtained a house of a tenure different from their preferred choice: 17% of those now owning had preferred to rent, and 13% of those now renting had preferred to buy. Table 40 shows the position for each tenure group, together with the reasons given for the preference stated. Among those who had preferred to rent the most important factor was cost: over two-thirds said that it was cheaper to rent or that they could not afford to buy. Those who had preferred to own, on the other hand, stressed the importance of independence, security and investment for the future.

The lower half of the table also shows a marked difference in the pattern of reasons given for a tenure preference between those who were successful in obtaining the tenure they wanted and those who did not.

Movers and Non-Movers Compared

Movers differ in several important ways from non-movers.⁽¹⁾ They tend to be younger and include a high proportion of small families. Elderly people are under-represented among movers and it is partly because of this that movers tend to have heads with net incomes rather above the average. This is illustrated in Table 41 which compares the characteristics of movers and non-movers as well as those of new and continuing households.

However, there is a larger difference between new and continuing households than between movers and non-movers. New households have, on average, fewer children (57% have none) and they include a very large proportion of young married couples with housewives under the age of 25.

Movers and Non-Movers Compared

TABLE 41

	Recent Movers			Non-Movers
	New Households %	Continuing Households %	All Recent Movers %	
<i>Number of Persons in Household</i>				
1	20	9	12	16
2	36	21	25	29
3	28	20	22	18
4	11	26	22	18
5	4	16	13	9
6 or more	1	9	6	10
	100	100	100	100
<i>Average number of persons per household</i>	2.48	3.53	3.24	3.14
<i>Number of Persons in Household Aged 60 or More</i>				
0	80	79	79	59
1	19	15	16	26
2 or more	1	6	5	15
	100	100	100	100
<i>Average number of persons aged 60 or more per household</i>	0.22	0.28	0.27	0.55
<i>Number of Persons Aged Under 16</i>				
0	57	39	44	63
1	27	18	21	14
2	9	22	18	11
3	6	14	12	7
4 or more	1	7	5	6
	100	100	100	100
<i>Average number of persons aged under 16 per household</i>	0.67	1.35	1.16	0.82
<i>Age of Housewife</i>				
Under 25	35	7	15	1
25-44	40	54	51	32
45-59	9	23	19	35
60 or over	16	16	15	32
	100	100	100	100

(1) The characteristics quoted relate to households at the time of the interview: there may have been significant changes since the date of the move. This is a limitation of the analysis which results from the small sample size and the consequent necessity of defining 'recent movers' so liberally.

TABLE 41—Continued

<i>Household Type</i>	<i>Recent Movers</i>			<i>Non-Movers</i>
	<i>New Households</i>	<i>Continuing Households</i>	<i>All Recent Movers</i>	
	%	%	%	%
Individuals under 60	7	2	4	4
Small adult households	29	12	16	11
Small families	34	32	33	14
Large families	7	24	19	16
Larger adult households	5	15	12	26
Older small households	17	15	16	28
	100	100	100	100
Sample Number Forming Basis of Above Percentages	213	588	821	1838
<i>Weekly Net Income of H.O.H.</i>				
Up to £5	12	9	10	18
More than £5 up to £7.10	8	6	7	11
More than £7.10 up to £10	13	9	10	11
More than £10 up to £12.10	17	22	20	19
More than £12.10 up to £15	20	21	21	17
More than £15 up to £20	19	19	19	13
More than £20	11	14	13	11
	100	100	100	100
Sample Number Forming Basis of Percentages	213	537	750	1630

In pinpointing the salient characteristics of the different types of movers care must be taken not to lose sight of the fact that significant numbers are 'untypical'. For example, a sixth of movers (both new and continuing households) are older small households: the alleged immobility of elderly people is thus relative.

Some Characteristics of Recent Movers by Present Tenure

A quarter of recent movers occupy houses which they own or are buying, over two-fifths occupy council houses and the remainder are in other types of housing. It has already been shown that there are significant differences both in houses and households in these different tenure groups. It is, therefore, not surprising to find (Table 42) that similar differences appear in relation to recent movers. Of particular note is the high proportion of private tenants with housewives under the age of 25 compared with the low proportion of this age-group entering council houses.

The lower part of Table 42 shows, for continuing-household movers only, the number of moves in the period January 1961 to April/May 1965. As many as a sixth of all these households had moved more than once and 8% had moved more than twice. The lowest amount of movement—on this measure—was among those who now are owner-occupiers or council tenants. Far higher rates of movement were recorded for the (privately) rented sector. In interpreting these figures, however, it should be remembered that the tenure referred to is the *present* one. Some of the previous moves will have been within and between other tenures. The evidence from the survey findings as a

whole strongly suggest that private renters are relatively even more mobile than Table 42 shows; contrariwise owner-occupiers and council tenants are relatively less mobile. A recall survey would allow this point to be examined further.

Some Characteristics of Recent Movers by Present Tenure

TABLE 42

	All Recent Movers	Owns/ is Buying	Rents from Council	Rents Privately etc.
<i>Age of Housewife</i>	%	%	%	%
Under 25	15	17	7	25
25-44	51	45	54	51
45-59	19	21	22	14
60 and over	15	16	17	10
	100	100	100	100
<i>Household Type</i>				
Individuals under 60	4	3	2	8
Small adult households	16	24	11	19
Small families	33	31	28	42
Large families	19	12	28	13
Larger adult households	12	12	14	10
Older small households	16	19	17	8
	100	100	100	100
<i>Weekly Net Income of H.O.H.</i>				
Up to £5	10	12	12	6
More than £5 up to £7.10	7	4	8	6
More than £7.10 up to £10	10	5	10	14
More than £10 up to £12.10	20	9	22	28
More than £12.10 up to £15	21	18	22	21
More than £15 up to £20	19	23	20	14
More than £20	13	28	5	11
	100	100	100	100
CONTINUING HOUSEHOLDS ONLY				
<i>Number of Moves Since 1961</i>	All Continuing-Household Movers			
1	83	87	89	66
2	9	9	6	16
3	5	4	4	9
4 or more	3	*	1	9
	100	100	100	100
Sample Number Forming Basis of Percentages	821	222	360	239

Recent Buyers

Very little is known about the operation of the private market in houses for sale to owner-occupiers. A survey covering a wide range of housing issues cannot provide a great deal of information, particularly when the owner-occupied sector constitutes only a quarter of the total and 'recent movers' into the sector (even when 'recent' is defined liberally to mean a period of over four years) constitute only 8% of a sample of households—in absolute figures

only slightly more than 200. Nevertheless some interesting (even if tantalising) facts come to light.

Despite the concern which is being expressed about the high cost of new houses built for sale in Scotland, four-fifths of recent buyers purchased a house for less than £3000 and the average cost was only £1850. Over two-fifths bought outright without the assistance of a mortgage. For those who took out a mortgage nearly a quarter paid a deposit of less than £100 and over two-thirds paid less than £400. Monthly repayments average £12 but vary greatly: 4% pay less than £4 while 22% pay £16 or more (Table 43).

Recent Buyers—Cost of House, Deposit and Repayments

TABLE 43

<i>Cost of House</i>	<i>%</i>	<i>Mortgagors—Amount of Deposit</i>	<i>%</i>
Less than £500	24	Under £50	10
£500–£999	18	£50–£99	13
£1000–£1999	13	£100–£199	21
£2000–£2999	27	£200–£299	15
£3000–£3999	8	£300–£399	10
£4000–£4999	7	£400–£499	7
£5000 or more	3	£500–£599	10
	100	£600 or more	14
			100
Average Cost	£1850	Average Deposit	£360
Sample Number Forming Basis of Percentages	179	Sample Number Forming Basis of Percentages	165
<i>House Purchased Outright or With Mortgage</i>	<i>%</i>	<i>Monthly Mortgage Repayments</i>	<i>%</i>
Purchased outright	43	Less than £4	4
Purchased with mortgage	57	£4–£5.19.11	8
	100	£6–£7.19.11	12
		£8–£9.19.11	19
		£10–£11.19.11	9
		£12–£13.19.11	14
		£14–£15.19.11	11
		£16 or more	22
			100
Sample Number Forming Basis of Percentages	191	Average repayment	£12
		Sample Number Forming Basis of Percentages	183

Part of the reason for some of these surprisingly low costs lies in the fact that the houses purchased are old and possibly of very low quality. Nearly 60% of recent buyers purchased houses built before 1919. As can be seen from Table 44, all those costing less than £1000 were pre-1919 houses.

Another indicator of the type of house purchased is provided by rateable values. These are shown in the lower half of Table 44. Two-thirds of the houses costing less than £1000 had rateable values of £20 or less, while at the other extreme, of those costing £3000 or more 58% had rateable values in excess of £60.

Recent Buyers—Age and Rateable Value by Cost of House

TABLE 44

<i>Age of House</i>	All Recent Buyers %	<i>Cost of House</i>			
		Less than £1000 %	£1000– £1999 %	£2000– £2999 %	£3000 or more %
Pre-1881	16	27	(21)	9	(—)
1881–1918	43	73	(68)	14	(13)
1919 or later	41	—	(11)	77	(87)
	100	100	(100)	100	(100)
<i>Rateable Value</i>					
		Less than £1000 %	£1000– £1999 %	£2000– £2999 %	£3000 or more %
£0–10	5	13	(—)	—	(—)
£11–20	25	52	(21)	2	(—)
£21–40	27	28	(42)	33	(4)
£41–60	31	8	(35)	62	(39)
£61 or more	12	—	(2)	3	(58)
	100	100	(100)	100	(100)
Average Rateable Value	£36	£19	£35	£43	£60
Sample Number Forming Basis of Percentages	220	79	24	51	34

Finally, Table 45 shows the weekly net income of the head of household by the cost of the house. As might be expected, more of the cheaper houses were bought by those in the lower income groups, and vice versa. Unfortunately as with the majority of these tabulations the numbers involved are too small to permit detailed analysis.

Recent Buyers—Income of Head of Household by Cost of House

TABLE 45

<i>Weekly Net Income of Head of Household</i>	All Recent Buyers %	<i>Cost of House</i>			
		Less than £1000 %	£1000– £1999 %	£2000– £2999 %	£3000 or more %
Up to £10	18	24	(24)	(15)	(4)
£10 up to £15	31	48	(32)	(13)	(12)
£15 or more	51	28	(44)	(72)	(84)
	100	100	(100)	(100)	(100)
Sample Number Forming Basis of Percentages	188	70	19	47	29

INTENDING MOVERS

So far in this chapter on 'households on the move', attention has been confined to households who, at the date of the survey, had actually made a recent move. Though this provides some information on which to base estimates of future movement it is by no means fully adequate for the purpose.

Had the sample numbers been larger it would have been possible to compare the most recent movers (e.g. those who moved in the last six months before the date of the survey) with those who moved earlier: in this way some assessment could have been made of trends. In fact, the sample numbers were too small to allow this: indeed they were so small that a four-year period had to be taken to obtain sufficient numbers of 'recent' movers for detailed analysis.

Another approach to this problem is to identify those households who were intending to move. In the current survey the person interviewed was asked, 'Is the whole household trying to move at the moment, or are any members of the household trying to find separate accommodation?' The

Intending Movers—Reason for Trying to Move by Tenure

TABLE 46

<i>Most Important Reason for Trying to Move</i>	All Intending Movers %	<i>Tenure</i>		
		Owens/ is Buying %	Rents from Council %	Rents Privately etc. %
1. House condemned or to be demolished	4	3	2	6
2. House required by owner	1	—	—	1
3. Want cheaper house, lower rent, etc.	1	1	2	1
4. Want smaller house	12	7	25	4
5. Want larger house, more room, etc.	30	38	19	36
6. Want better house, better neighbour- hood, a garden, etc.	10	9	10	11
7. Want unfurnished (not furnished) or want to buy (not rent) house	4	—	3	8
8. Marriage	1	3	1	*
9. Change of job	4	5	4	4
10. Personal reasons (health, bereavement, to be near relatives, etc.)	16	16	23	10
11. Other reasons	17	18	13	18
	100	100	100	100
Sample Number Forming Basis of Percentages	322	54	112	156

question was thus worded to include only those households in which someone was *actively* trying to move. This, of course, is quite different from asking whether anyone would be likely to move at some unknown date in the future. (It also aims at excluding those who put their names on the Council's list some years ago and have not done anything further since.) Even more is it different from asking whether anyone *wished* to move. We were concerned only with *active movers*: those who were currently seeking alternative accommodation. These intending movers could thus be regarded as having an immediate demand for housing. Some part of this demand might not, in the event, become effective either because of a lack of suitable accommodation at the required price or because of changes in household circumstances. On the other hand some unexpected moves might take place because of sudden changes affecting the household or because a long-standing application for a council house was met by the local authority. Nevertheless the concept

is reasonably clear and avoids confusion between active demand and a mere wish to move. The importance of this was illustrated in a survey carried out in England in 1962 where it was found that while 32% of all households expressed a wish to move, only 10% (including some who did not 'wish' to move) were likely to do so within two years.⁽¹⁾

Unfortunately, in spite of the precise wording of the question and specific instructions to interviewers, the answers to supplementary questions strongly suggest that the attempt to distinguish between those wishing and those intending to move was not successful (see 'Action Taken About Moving' below).

In the current survey 13% of households were intending to move in their entirety and a further 1% contained individual members (nearly all one person only) who were intending to move. The latter group was too small to permit separate analysis and attention is therefore confined to the 'whole household movers'.

There were proportionately more 'likely movers' in Central Scotland (16%) and in the Central Clydeside Conurbation (16%) than in urban areas outside the Conurbation (12%) and in Scotland as a whole (13%). There were marked differences between the different tenure groups: only 8% of owner-occupiers and 10% of council tenants were likely movers whereas the proportion for private tenants was 28%.

The most important single reason for an intending move is to obtain more space, though as can be seen from Table 46 there are major differences between different tenure groups. Indeed among council tenants the most important reason for moving is the opposite—to obtain a smaller house. Few intending movers give cost as reason for moving but over a sixth give personal reasons. Here the proportion among council tenants is relatively high (23%), possibly reflecting the comparative ease with which council tenants can change houses.

Action Taken About Moving

93% of intending movers had taken some action about moving. About two-thirds had applied to the council: indeed few had done anything else. This throws some doubt on the success achieved in trying to identify only those households who were 'actively' trying to move. The intention was to include all who—other things being equal—could be expected to move within a short period. Applying to the council for a house certainly implies a definite wish to move, but since it may be many years before a household is actually housed by the council it is only in a special sense of the term that it can be said that these households are 'active' movers. Or, to put the matter in different words, for a considerable proportion of intending movers in Scotland the actual decision on and timing of the move is made, not by the household themselves but by the local authority. (It will be remembered that a half of continuing-household moves are to council houses—see Table 33, p. 32.)

It is only in the relatively restricted owner-occupied sector that the position is significantly different, though even here 30% of intending movers had applied to the council for a house. The complete tabulation of the 'most important

(1) English Housing Trends, *op. cit.*, p. 76.

action taken about moving' for each of the main tenure groups is set out in Table 47.

Further inquiry is needed to establish what happens to intending movers who are not prepared to wait until a council house is allocated to them or who are 'frustrated' in their desire for a move by the rules of eligibility which necessarily have to be operated by local authorities to ration the supply of houses in accordance with locally determined priorities.

TABLE 47
Intending Movers: Action Taken About Moving by Tenure

<i>Most Important Action Taken About Moving</i>	All Intending Movers	<i>Tenure</i>		
		Owning is Buying	Rents from Council	Rents Privately etc.
	%	%	%	%
Applied to Council (incl. for a transfer)	63	30	78	63
Made enquiries with agents/landlords about a house to rent	4	1	—	8
Advertised or replied to advertisements about a house to rent	1	3	3	—
Made enquiries about a house to buy	7	16	5	5
Looked around generally	7	20	1	8
Already found other accommodation	8	13	3	10
Taken no action about moving	7	12	8	4
Others	3	5	2	2
	100	100	100	100
Sample Number Forming Basis of Percentages	322	54	112	156

Tenure Preference

Over three-quarters of intending movers said that they would be wanting to rent; 16% want to buy, and 6% have no preference. As might be expected the differences between tenure groups are marked: a half of owner-occupiers want to buy, while nine-tenths of council tenants want to rent and around four-fifths of other groups want to rent (Table 48).

TABLE 48
Intending Movers—Tenure Wanted by Present Tenure

<i>Tenure Wanted</i>	All Intending Movers	<i>Present Tenure</i>		
		Owning is Buying	Rents from Council	Rents Privately etc.
	%	%	%	%
Want to rent	78	37	91	82
Want to buy	16	52	7	11
Either	6	11	2	7
	100	100	100	100
Sample Number Forming Basis of Percentages	322	54	112	156

Tenure preferences vary between households of different ages and types and—more markedly—between different income groups. Table 49 illustrates this. The higher is the income the larger is the proportion of households wanting to buy, though even in the highest income group there is still a majority who want to rent. Preference for renting increases over the family life-cycle—from 72% to 89%. In terms of wanting to buy, this decreases from 23% for individuals under 60 and small adult households to 5% for older small households.

Intending Movers—Tenure Wanted by Household Net Income and Household Type

TABLE 49

Tenure Wanted	All Intending Movers	Weekly Net Household Income				
		Up to £10	More than £10 Up to £15	More than £15 Up to £20	More than £20 Up to £30	More than £30
Want to rent	78	75	83	77	71	57
Want to buy	16	(9)	9	17	22	(37)
Either	6	(—)	8	6	7	(—)
	100	(100)	100	100	100	(100)
Sample Number Forming Basis of Percentages	322	49	91	76	67	19

Tenure Wanted	All Intending Movers	Household Type			
		Individuals under 60 and Small Adult Households	Small Families	Large Families	Older Small Households
Want to rent	78	75	73	77	89
Want to buy	16	23	22	15	5
Either	6	5	5	8	6
	100	100	100	100	100
Sample Number Forming Basis of Percentages	322	70	80	67	51

Intending movers were asked their reasons for wanting to rent or buy. Those wanting to rent stressed the high cost of buying. 65% said that they could not afford to buy and 14% said that it was cheaper to rent. A further 3% had 'never thought of buying'. Prospective buyers seldom mentioned cost. Though 5% thought that it was cheaper to buy it is probable that they were thinking of the 'investment' aspect referred to by 42%. Other factors mentioned were security, independence and 'freedom' (Table 50).

Intending Movers—Reasons for Tenure Wanted

TABLE 50

Reasons for Wanting to Rent	%	Reasons for Wanting to Buy	%
Cheaper to rent	14	Independence/Freedom	13
Could not afford to buy	65	Security	25
Easier to move	2	Investment	42
Less responsibility	9	Cheaper to buy	5
Never thought of buying	3	Pride of possession	8
Other reasons	7	Other reasons	7
	100		100
Sample Number Forming Basis of Percentages	255	Sample Number Forming Basis of Percentages	53

Of those wanting to rent, two-fifths have no preference as between a local authority and a private landlord, but only 3% prefer the latter to the former. When asked what rent (*including rates*) they were willing to pay the figures quoted averaged £85, and nearly a third said between £78 and £104 a year. A similar proportion were willing to pay more than this, but 10% were willing to pay only less than £52 (Table 51).

Intending Movers who Want to Rent—Type of Landlord and Maximum Rent per Year

TABLE 51

<i>Type of Landlord Preferred</i>	
Local Council	56
Private Landlord	3
No Preference	41
	100
<i>Maximum Rent Willing to Pay (including rates)</i>	
	%
Less than £26	1
£26 but less than £52	9
£52 but less than £78	27
£78 but less than £104	31
£104 but less than £130	23
£130 but less than £156	3
£156 or more	6
	100
Average maximum rent	£85 gross
Sample Number Forming Basis of Percentages	271

Intending owners vary greatly in the maximum price they are prepared to pay for a house and in the maximum deposit they can put down. Table 52 gives the figures: rather more than a half can pay £3,000 or more and the figures quoted average £2,400; 14% intend to buy outright, and of those intending to take out a mortgage two-fifths stated a maximum deposit of more than £600.

Numbers of Bedrooms Wanted by Intending Movers

Apart from tenure intending movers were asked how many bedrooms they wanted. Nearly a half want more bedrooms, but the proportion varies, of course, according to the number of bedrooms they have (Table 53). Of those with one bedroom three-quarters want two or three, and of those with two bedrooms two-fifths want three or more. On the other hand a fifth of all intending movers want less bedrooms—a proportion which rises to 55% for those having 3 or more bedrooms.⁽¹⁾

(1) For definitions of bedrooms in existing houses see Appendix II.

The Characteristics of Intending Movers

Intending movers differ in several important ways from households who are not intending to move (Table 54). They are of larger average size and

Intending Movers who Prefer to Buy—Maximum Price Payable and Maximum Deposit Payable

TABLE 52

<i>Maximum Price Payable</i>	<i>%</i>	<i>Maximum Deposit Payable</i>	<i>% including those who would buy outright</i>	<i>% excluding those who would buy outright</i>
Less than £500	6	Under £50	—	(—)
£500-999	6	£50-99	3	(4)
£1000-1499	10	£100-199	4	(4)
£1500-1999	3	£200-299	15	(18)
£2000-2999	22	£300-399	8	(9)
£3000-3999	30	£400-499	7	(8)
£4000-4999	15	£500-599	12	(15)
£5000 or more	8	£600 or more	37	(42)
	100	Would buy outright	14	
			100	(100)
Average maximum price payable	£2400	Average maximum deposit payable	£600	
Sample Number Forming Basis of Percentages	71	Sample Number Forming Basis of Percentages	56	48

Intending Movers—Number of Bedrooms Wanted

TABLE 53

	<i>Intending Movers</i>	%
	Wanting more bedrooms	47
	Wanting less bedrooms	21
	Wanting same number of bedrooms	33
		100

	<i>All Intending Movers</i>	<i>Present Number of Bedrooms</i>			
<i>No of Bedrooms Wanted</i>	%	1	2	3 or more	
1	36	23	14	12	
2	37	47	44	43	
3	23	30	40	29	
4	3	—	2	14	
5 or more	1	—	—	1	
	100	100	100	100	

Sample Number Forming Basis of Percentages	321	120	123	78
--	-----	-----	-----	----

have more children and fewer elderly members. Included among them are rather higher proportions of small adult households and family-type households. The over-sixties are particularly under-represented. Income differences are not

Selected Characteristics of Intending Movers

TABLE 54

	All Households	Intending Movers	Non-Intending Movers
<i>Average number of persons per household</i>	3.17	3.45	3.13
<i>Average number of persons aged 60 or over per household</i>	0.47	0.33	0.49
<i>Average number of persons aged under 16 per household</i>	0.93	1.25	0.89
<i>Age of Head of Household</i>	%	%	%
Under 25	3	6	3
25-44	34	39	33
45-59	32	32	32
60 or over	31	23	33
	100	100	100
<i>Household Type</i>			
Individuals under 60	4	3	4
Small adult households	13	17	12
Small families	20	23	19
Large families	17	22	17
Larger adult households	22	21	22
Older small households	24	15	25
	100	100	100
<i>Weekly Net Income of H.O.H.</i>			
Up to £5	16	12	16
More than £5 up to £7.10	10	9	10
More than £7.10 up to £10	11	11	11
More than £10 up to £12.10	19	21	19
More than £12.10 up to £15	18	23	17
More than £15 up to £20	15	15	15
More than £20 up to £25	5	4	6
More than £25	6	4	6
	100	100	100
<i>Statutory Overcrowding</i>			
Overcrowded	3	10	1
Not overcrowded	97	90	99
	100	100	100
<i>Bedroom Standard</i>			
2 or more bedrooms below standard	3	8	2
1 bedroom below standard	18	29	16
Equal to standard	46	41	46
1 bedroom above standard	25	14	26
2 bedrooms above standard	9	8	9
	100	100	100
<i>Number of Bedrooms</i>			
1	18	32	17
2	42	38	43
3	31	25	32
4 or more	9	7	8
	100	100	100

TABLE 54—Continued

<i>Amenities</i>	All Households %	Intending Movers %	Non-Intending Movers %
Has sole use of: Fixed bath	79	59	82
Internal W.C.	87	68	89
Hot water at 3 points	88	72	90
Sample Number Forming Basis for Percentages	2660	322	2294

very significant and simply reflect the fact that incomes vary with age: for example the relatively low proportion of the elderly among intending movers has the effect of reducing the proportion in the lowest income-group.

More striking are the differences in the housing conditions of intending movers. 10% are statutorily overcrowded and 37% have fewer bedrooms than is provided by the 'bedroom standard'. A third currently have only one bedroom.

Potential Movers

Households in which no one was trying to move were asked whether they would be prepared to move in the near future if a suitable house were available, either to rent or buy. This question was asked partly to establish the amount of

Potential Movers—Willingness to Move in Near Future

TABLE 55

<i>All Households in which No One Trying to Move</i>				
	Scotland %	Central Clydeside Conurbation %	Central Scotland %	Urban Areas %
<i>Willingness to Move in Near Future</i>				
Yes—to rent	26	40	32	22
Yes—to buy	5	7	6	6
No	64	48	58	67
D.K.	5	5	4	5
Sample Number Forming Basis of Percentages	100	100	100	100
	2325	1042	1879	654
	All Households in which No One Trying to Move %	Tenure Owns/is Buying %	Rents from Council %	Rents Privately etc. %
<i>Willingness to Move in Near Future</i>				
Yes—to rent	26	7	31	41
Yes—to buy	5	12	3	3
No	64	77	62	49
D.K.	5	4	4	7
Sample Number Forming Basis of Percentages	100	100	100	100
	2325	623	1147	555

potential movement in general (and the characteristics of 'potential movers') and partly to find out whether households who had (on the arbitrary 'bedroom standard') an excess of housing space were prepared to move. In view of the rate of mobility required by economic change and by the policy (applied in the public sector) of encouraging small households in large accommodation to move to smaller dwellings, this issue deserves considerably more attention than could be given to it in a wide-ranging survey. Nevertheless, as a first approach, the results are interesting.

Nearly a third of all households in which no one was trying to move said that they would be willing to move in the near future if a suitable house were available—26% to rent and 5% to buy (Table 55). The proportion is considerably higher in the Central Clydeside Conurbation (47%) than elsewhere. Potential movement (thus defined) is larger in the privately rented sector (44%) than in the public sector (34%); it is lowest among owner-occupiers (19%).

When these potential movers are analysed by age, type and income some striking differences are revealed (Table 56). These may be summarised by

Some Characteristics of Potential Movers

TABLE 56

All Households in which No One Trying to Move		Age of Housewife								
		Under 25	25-44	45-59	60-64	65-69	70 and over			
Willingness to Move in	%	%	%	%	%	%	%			
Near Future	26	36	36	26	23	18	18			
Yes—to rent	5	12	8	4	1	3	2			
Yes—to buy	64	46	56	67	69	75	75			
No	5	4	6	3	6	4	5			
D.K.										
100		100	100	100	100	100	100			
Sample Number Forming Basis of Percentages		2325	115	838	713	230	164	265		
All Households in which No One Trying to Move		Household Type								
		Individuals under 60	Small Adult Households	Small Families	Large Families	Larger Adult Households	Older Small Households			
Willingness to Move in	%	%	%	%	%	%	%			
Near Future	26	22	27	31	38	22	21			
Yes—to rent	5	6	6	9	6	4	3			
Yes—to buy	64	66	64	55	52	68	72			
No	5	7	3	5	5	6	5			
D.K.										
100		100	100	100	100	100	100			
Sample Number Forming Basis of Percentages		2325	112	292	434	377	515	595		
All Households in which No One Trying to Move		Weekly Net Income of Head of Household								
		Up to £5	More than £5 up to £7.10	More than £7.10 up to £10	More than £10 up to £12.10	More than £12.10 up to £15	More than £15 up to £20	More than £20 up to £25	More than £25	
Willingness to Move in	%	%	%	%	%	%	%	%	%	
Near Future	26	22	30	32	35	36	23	21	3	
Yes—to rent	5	1	1	1	3	6	11	13	14	
Yes—to buy	64	72	64	63	56	54	60	60	76	
No	5	5	5	4	6	5	4	5	5	
D.K.										
100		100	100	100	100	100	100	100	100	
Sample Number Forming Basis of Percentages		2325	342	206	222	379	338	297	112	117

saying that the younger the household and the larger the family the greater is the amount of potential movement. Furthermore the younger the household and the higher the head's income the greater is the potential demand for owner-occupation.

Much fuller inquiry would be needed to establish under what conditions and for what reasons these potential movers would be willing to move. It seems, however, than an 'excess' of housing space on the bedroom standard is not generally a significant factor. Indeed, the amount of potential movement is lowest at the highest space standards (Table 57). Nevertheless, as the separate tabulation for council tenants show, tenure is an important variable: over a quarter of council tenants who are above the bedroom standard would be willing to move—in nearly every case to a *rented* house.

No One Trying to Move—Willingness to Move by Bedroom Standard

TABLE 57

	All Households in which No One Trying to Move	Bedroom Standard		
		Below or Equal to Standard	One Bedroom Above Standard	Two or more Bedrooms Above Standard
<i>Willingness to Move in Near Future</i>	%	%	%	%
<i>All Tenures</i>				
Yes—to rent	26	32	19	7
Yes—to buy	5	6	5	5
No	64	58	72	80
D.K.	5	5	4	7
	100	100	100	100
Sample Number Forming Basis of Percentages	2325	1501	608	216
<i>Council Tenants Only</i>				
Yes—to rent	31	33	28	(26)
Yes—to buy	3	3	1	(—)
No	62	60	66	(62)
D.K.	4	4	5	(12)
	100	100	100	(100)
Sample Number Forming Basis of Percentages	1147	814	287	46

CHAPTER 6

SOME MISCELLANEOUS MATTERS

Improvement Grants

It has been shown (Chapter 1, Table 8) that of the dwellings assessed by local authorities as having a life of fifteen years or more, 125,000 lack a fixed bath, 70,000 an internal W.C., and 170,000 a hot water supply at three points. These figures underline the importance of the Improvement Grants policy. Under the Discretionary Grants scheme grants are available for a wide range of improvements and conversions, but there is also a Standard Grants scheme under which grants can be obtained towards the cost of installing what are termed 'standard amenities'. These are:

- (a) Fixed bath or shower.
- (b) Wash-hand basin.
- (c) Hot and cold water supply at a fixed bath or shower.
- (d) Hot and cold water supply at a wash-hand basin.
- (e) Hot and cold water supply at a sink.
- (f) Water closet.
- (g) Facilities for storing food.

Households occupying dwellings which lacked any of these amenities and which also had a life of at least fifteen years were asked several questions about improvement grants.*

Owner-occupiers were asked first whether they knew about the grants: over a half said that they did not. This clearly shows that the scheme has had insufficient publicity.

Owner-occupiers who had heard of the grants were asked whether they were proposing to apply for a grant and, if not, their reason. Only 7% were intending to apply or considering whether to apply. A third were satisfied with their present facilities—though it should be pointed out that this included a number whose only 'deficiency' was a ventilated food store and who had a refrigerator.† A fifth thought that the building in which their dwelling was situated was structurally unsuitable or too small to allow improvements to be made. These were predominantly tenements which, as the recent report by a Sub-Committee of the Scottish Housing Advisory Committee noted, are frequently inherently difficult to improve:

* To be more accurate the question was asked of all households lacking an amenity. The assessment of the life of dwellings was undertaken separately from the household survey and the questions on improvement grants could not be restricted to households living in longer-life dwellings. The analysis, however, refers only to those dwellings with a life of fifteen years or more.

† It was originally intended to analyse by reference to the lacking amenities but difficulties with the computer programme unfortunately prevented this.

'It is commonly impossible to provide the average tenement house with all five standard amenities unless a reduction in the total amount of housing accommodation is accepted. This is because there is simply not room within the house itself to provide a bathroom without reducing the ordinary living and sleeping space available. It follows that satisfactory improvement work can be carried out only by reducing the number of houses in the building, very often by making three houses into two. This at once raises

Improvement Grants and Dwellings with an Assessed Life of 15 Years or More

TABLE 58

<i>Owner-Occupiers Lacking Amenities—Knowledge of Improvement Grants</i>		<i>Private Tenants Lacking Amenities—Willingness to Pay More Rent</i>	
	%		%
Owner-Occupiers knowing about grants	46	Willing to pay more rent	36
Owner-Occupiers not knowing about grants	54	Not willing to pay more rent	64
	100		100
Sample Number Forming Basis of Percentages	370	Sample Number Forming Basis of Percentages	263
<i>Owner-Occupiers Knowing of Improvement Grants</i>		<i>Amount of Extra Rent Willing to Pay</i>	
	%		%
Intending or considering applying	7	Up to 2/6	19
Satisfied with present facilities (included already have a refrigerator)	34	2/7 to 5/-	31
Building structurally unsuitable, too small	20	5/1 to 7/6	5
Property due for demolition	4	7/7 to 10/-	29
Environment unsuitable	2	10/1 to 12/6	4
Want to move	5	12/7 to 15/-	3
Owner too old, cannot afford share of cost, etc.	9	15/1 to 20/-	7
Doing improvements themselves (including saving up to buy a refrigerator)	3	More than 20/-	3
Other reasons	10		100
D.K./Not stated	5		
	100	Sample Number Forming Basis of Percentages	94
Sample Number Forming Basis of percentages	169		

problems of both ownership and rehousing. In almost all tenement buildings there is now multiple ownership, as many dwellings have been sold off to owner-occupiers; it is therefore seldom within the competence of a single owner to carry out satisfactory improvements.*

This question would repay further study in a later housing survey.

A small proportion of owner-occupiers (4%) said that their property was due for demolition. This was true in the long run but the local authority had

* Scottish Housing Advisory Committee, *Scotland's Older Houses*, H.M.S.O., 1967, p. 42.

assessed the life of the houses concerned at 15-29 years. The properties were therefore clearly in the improvable category so far as 'life' is concerned.

One other reason is of note: 9% said that they were 'too old to be bothered' with improvements, or could not afford their own share of the cost.

Private tenants were asked whether they would consider paying more rent if missing amenities were provided. Only a third said that they would and, of these, a half were prepared to pay only an extra five shillings or less a week. This raises a number of important questions relating to rent levels which are beyond the scope of this Report.

More on Private Tenants

When asked whether their rent was controlled or not a third of the tenants of privately rented unfurnished dwellings said that they did not know (Table 59). This was such a high proportion that it rendered unfeasible the intention of analysing rents separately for the controlled and non-controlled sectors.

Unfurnished Private Tenants—
Rent Control and Knowledge of
Name and Address of Landlord

TABLE 59

	%
Rent controlled	43
Rent not controlled	21
Household does not know if rent controlled	34
	100
<i>Name of Landlord</i>	
Known	84
Not known	16
	100
<i>Address of Landlord</i>	
Known	68
Not known	32
	100
Sample Number Forming Basis of Percentages	613

This widespread ignorance by tenants of their position in relation to rent control is perhaps understandable in view of the complexity of the rent legislation. More surprising, however, is the number of tenants who did not know the name and address of their landlord: 16% and 32% respectively.

More on Owner-Occupiers

18% of all owner-occupiers in Scotland inherited their houses and 70% now own them outright: only 30% currently have a mortgage (Table 60). Mortgage repayments average about £11 a month, but nearly three-tenths are less than £8. Some of the reasons for this have been discussed in the section on recent buyers (page 42).

Owner-Occupiers—Mortgages and Mortgage Repayments

TABLE 60

<i>Owner-Occupiers Who</i>	<i>%</i>	<i>Length of Outstanding Mortgage</i>	<i>%</i>
Inherited	18	Less than 5 years	23
Purchased	82	5 years but less than 10 years	11
	—	10 years but less than 15 years	21
	100	15 years but less than 20 years	24
	—	20 years but less than 25 years	14
	—	25 years or more	7
<i>Owner-Occupiers</i>	<i>%</i>		<i>100</i>
Owning outright	70		—
With mortgage	30	<i>Average length of outstanding mortgage</i>	13 years
	100		—
Sample Number Forming Basis of Percentages	668	Sample Number Forming Basis of Percentages	212
<i>Monthly Mortgage Repayment</i>	<i>%</i>		
Less than £2	3		
£2-£3.19.11	4		
£4-£5.19.11	10		
£6-£7.19.11	12		
£8-£9.19.11	19		
£10-£11.19.11	12		
£12-£13.19.11	14		
£14-£15.19.11	9		
£16 or more	17		
	100		
<i>Average monthly repayment</i>	£11		
Sample Number Forming Basis of Percentages	172		

This is markedly different from the situation in England where less than a half of owner-occupiers own their houses outright.

The average length of outstanding mortgage is 13 years, but for nearly a quarter it is less than five years.

Fee Duty Paid by Owner-Occupiers
TABLE 61

<i>Proportion of owner-occupiers paying fee duty</i>	<i>82 %</i>
<i>Amount of duty paid per year</i>	<i>%</i>
Less than £3	37
£3 but less than £5	22
£5 but less than £10	29
£10 but less than £15	7
£15 but less than £20	2
£20 or more	2
	100
<i>Average fee duty</i>	£5
Sample Number Forming Basis of Percentages	329

Feu Duty

Four-fifths of owner-occupiers pay feu duty (Table 61). The proportion is higher for those owning tenemental properties and flats (93%) than for those in other types of houses (79%). The annual amount paid is generally small, averaging £5, but over a third pay less than £3 and 59% pay less than £5.

Cars and Garages

Households were asked whether they had a car and garage. 'Having' a car does not necessarily imply ownership: the car may, for example, belong to an employer. Garages were divided into two groups according to whether or not they were a part of, attached to, adjacent to, or within the grounds of a dwelling (or, for dwellings in flats, within the grounds of the flats).

Car and Garage by Tenure

TABLE 62

	All Households	Owning is Buying	Tenure Rents from Council	Rents Privately etc.
<i>Car</i>	%	%	%	%
Has a car	34	53	26	29
Does not have a car	66	47	74	71
	100	100	100	100
<i>Garage</i>				
Has garage that is part of/ belongs to dwelling	14	36	5	9
Has garage elsewhere	7	5	7	7
Has no garage	79	58	88	85
	100	100	100	100
Sample Number Forming Basis of Percentages	2660	670	1279	711

One-third of Scottish households have the use of a car and one-fifth have a garage (Table 62). So far as tenure differences are concerned the major difference is between owner-occupiers and the rest. Over a half of owner-occupiers have a car, compared with only a quarter of council and private tenants. The differences are even more marked for garages: two-fifths of owner-occupiers but only 12% of council tenants and 16% of private tenants have one either as part of their dwelling or elsewhere.

Housing Satisfaction

'Housing satisfaction' is not easy to measure. A household may like their house but be dissatisfied with the neighbourhood, the separation from relatives or the journey to work. Indeed these dissatisfactions may be so great as to kill 'pure' housing satisfaction. On the other hand, the house itself may be very unsatisfactory, but it may have a convenient location, and the lack of alternatives or the relative cost of preferred alternatives may be beyond the household's financial ability or inclination. Yet again the present accommodation might be well-liked but so costly that a move to a cheaper one is imperative.

In a survey of the current type any assessment of satisfaction must be limited and somewhat crude—and certainly of less tangibility than an analysis of movement. Nevertheless answers to a question on general attitudes do have some face value. As Table 63 shows, attitudes vary markedly between different tenure groups. Owner-occupiers include the highest proportion (62%) of the 'very satisfied'; they also include the lowest proportion of the dissatisfied. Council tenants are the next most satisfied group. At the other end of the scale, the most dissatisfied tenure group is that of the private renters.

Satisfaction with Present Accommodation by Tenure

TABLE 63

<i>Satisfaction with Accommodation</i>	All Households %	<i>Tenure</i>		
		Owms/ is Buying %	Rents from Council %	Rents Privately etc. %
Very satisfied	48	62	50	31
Fairly satisfied	38	30	40	42
No feelings either way	2	1	2	3
Rather dissatisfied	7	4	6	13
Completely dissatisfied	5	3	2	11
	100	100	100	100
Sample Number Forming Basis of Percentages	2689	683	1285	721

Of course too much should not be read into these figures, but they do match with the pattern of mobility (actual and intending) discussed in an earlier chapter. It is interesting to speculate on the reasons for some of the differences. One obvious factor is the quality of the accommodation, but it is striking that though council housing is of the highest quality in terms of easily measurable 'amenities' (see Table 6) a higher proportion of owner-occupiers are 'very satisfied'. There are some interesting issues here which could profitably be followed up in a different type of study.

CHAPTER 7

SUMMARY

Chapter 1: Scotland's Housing Stock

46% of dwellings in Scotland are tenements or flats. A third of dwellings have been built since the last war and a further quarter in the inter-war years, but 15% date from the period up to 1880. In numbers a quarter of a million dwellings are over 85 years old, and of these well over 70,000 are more than a hundred years old (Table 1).

Privately rented houses are predominantly of low rateable value with over a half having rateable values of £20 or less. 60% are tenemental. Only 9% were built after 1918 and only 1% after 1944 (Table 3).

Council dwellings are 'hunched' in rateable value with 45% in the narrow range £31-£40. Just over a half are semi-detached and terraced houses and 44% are tenements and flats. Most have two or three bedrooms and the great majority have been built since 1918 (Table 3).

Owner-occupied houses range widely in rateable value, size and age, but relatively high proportions have rateable values over £60 and four or five bedrooms. 29% are tenements or flats (Table 3).

About a fifth of all dwellings lack a fixed bath or shower (350,000) and an equal number lack a wash-hand basin. The proportion lacking a hot water supply to bath, wash-hand basin and sink is nearly a quarter (400,000). Inside water closets are lacking in 13% of dwellings (220,000). Of the 1,675,000 dwellings in Scotland, 60% (1 million) have all these amenities (Table 4).

The oldest dwellings are far from being the poorest-equipped: as a group pre-1861 dwellings have a higher proportion of amenities than any group built between 1861 and 1900 (Table 5). Council dwellings are the best equipped and privately rented dwellings are the worst (Table 6).

On the basis of local authority assessments (no doubt conditioned in part by practical considerations) 4% of dwellings are 'unfit' (67,000) and 5% have a life of less than five years (an additional 84,000). In total, 17% (285,000) are assessed as having a life of less than fifteen years (Table 7).

9% of dwellings (125,000) assessed has having a life of 15 years or more lack a fixed bath and 5% (70,000) have no inside water closet (Table 8).

Of the unfit dwellings, 31% are owner-occupied and 60% are privately rented (Table 10).

Chapter 2: Households

On the basis of the age of the head of household, Scottish households divide into three roughly equal sized groups, with heads aged 25-44, 45-59 and 60 or over. The average number of persons per household is 3.17. There are

0.47 persons aged sixty or over per household and 0.93 children aged under sixteen. A quarter of households are of the 'older small' type (Table 11).

Council households are larger than those in owner-occupied and privately rented houses: owner-occupiers include proportionately rather more elderly people and fewer children; but otherwise the differences between tenure groups are not marked (Table 12).

In terms of amenities, 'individuals under 60' are worst off: for example, 43% (double the national proportion) lack the exclusive use of a bath. The next worse group is 'older small households'. The best provided for are larger adult households and large families.

Over a third of Scottish households have heads with weekly *net* incomes of £10 or less. About a tenth have net incomes of more than £20 (Table 14). Total net household incomes are, of course, higher (except for 'individuals under 60'), but a fifth are £10 or less. A third are more than £20 (Table 15). Slightly more than one-fifth of households have retired heads (Table 16).

The incomes of different tenure groups are remarkably similar: the only striking difference is that a relatively large proportion of owner-occupiers have incomes in the higher reaches. Council tenants have an income distribution very close to the national average (Tables 17 and 18).

Chapter 3: The Living Space of Households

On the definitions adopted, a fifth of households live at a density of more than one person per room (Table 21). 3% of households are statutorily overcrowded (Table 22), of whom three-quarters live in dwellings of one or two rooms (Table 23). A fifth have a lower number of bedrooms (defined as rooms used for sleeping in) than allowed by the 'bedroom standard' (Table 24). In terms of space, owner-occupiers are the best housed and private tenants the worst (Table 25).

Chapter 4: Rents

The average annual net rent paid by all renters in Scotland in 1965 was £35. Council tenants had a higher average rent (£40) than private tenants of unfurnished property (£26). The small number (sixteen) of furnished tenancies had an average rent of £83 (Table 28). The ratio of annual net rent to gross value was 0.88 for council tenants and 0.94 for private tenants (Table 29). Rents are higher for young households than for older households (Table 30). Rents also rise with income, but even for the highest income group (heads with net incomes over £20 a week) averaged only £46 (Table 31).

Chapter 5: Households on the Move

Household movement within Scotland appears to be at the rate of about 10% a year. In the four years 1961 to 1965 over half a million households moved at least once. About a quarter of these 'recent movers' are people establishing separate households for the first time (*new households*). About two-fifths of the remainder (*continuing households*) are in housing of the same tenure as that which they previously occupied. Of the new households, 40% established themselves in owner-occupied houses, nearly a quarter obtained council houses and a fifth obtained privately rented accommodation (Table 33).

Most residential moves are short distance and 72% are made within individual local authority areas. Council tenants, however, are much more 'local' in their movements than owner-occupiers: 84% move within their local authority area, compared with 55% of owner-occupiers. 'Immigrants' to Scotland rarely find a house in the council sector: less than 0.5% in the sample. By contrast, 9% of owner-occupiers and 13% of private tenants moved from outside Scotland (Table 34).

The main reasons given by continuing households for their move were condemnation or demolition of their previous house, a wish for a larger house, a change of job and personal reasons (Table 35). 90% of those moving from condemned or demolished properties and 61% of those moving for larger accommodation obtained council houses. 55% of those moving for a change of job found a dwelling in the private sector (Table 36).

The main reason for the movement of new households was marriage (43%), but the proportion of owner-occupiers giving this reason (60%) was far higher than for council tenants (11%) (Table 37).

85% of movers were able to find a house of the tenure they desired. Renters stressed the importance of cheapness while owners stressed independence, security and investment for the future (Table 40).

Movers tend to be younger and include a higher proportion of small families than non-movers. Elderly people are under-represented among movers and it is partly because of this that movers tend to have heads with net incomes above the average (Table 41). A high proportion of movers into privately rented houses have housewives under the age of 25; movers into council houses include a low proportion of this age-group (Table 42).

Four-fifths of recent buyers purchased a house for less than £3,000: the average cost was £1,850. Over two-fifths bought outright without the assistance of a mortgage. For those who took out a mortgage nearly a quarter paid a deposit of less than £100 or over two-thirds paid less than £400. Monthly mortgage repayments average £12 but vary greatly: 4% pay less than £4 while 22% pay £16 or more (Table 43). Nearly 60% of recent buyers purchased houses built before 1919 (Table 44).

13% of households were intending to move: 30% to obtain a larger house, 10% for a better house, and 12% for a smaller house (Table 46). Nearly two-thirds of all intending movers (including 30% of owner-occupiers) had applied to the local authority for a house (Table 47). Over three-quarters said that they would be wanting to rent: only 16% preferred to buy (Table 48). The higher is the income the larger is the proportion of households wanting to buy, but even in the highest income group it is still a majority who want to rent. Preference for buying declines with age (Table 49). Intending renters said that they were willing to pay *gross* rents averaging £85 (Table 51). Intending buyers would pay an average price of £2,400 and a deposit of £600 (Table 52). Rather more than a third of intending movers want a house with one bedroom; a similar number want two (Table 53). Intending movers are of larger household size and have more children and fewer elderly members than households not intending to move. A third have only one bedroom and two-fifths lack a fixed bath (Table 54).

Households in which no one was trying to move were asked whether they would be prepared to move in the near future if a suitable house were

available, either to rent or buy. Nearly a third said that they were. This 'potential' movement is higher in the Central Clydeside Conurbation (47%) than elsewhere. It is larger in the privately rented sector (44%) than in the public sector (34%); it is lowest among owner-occupiers (19%) (Table 55). The younger the household and the larger the family the greater is the amount of potential movement. Furthermore, the younger the household and the higher the head's income the greater is the potential demand for owner-occupation (Table 56). An 'excess' of housing space on the bedroom standard does not appear to be a significant factor in potential movement except for council tenants (Table 57).

Chapter 6: Some Miscellaneous Matters

Over a half of owner-occupiers living in houses lacking one or more of the 'standard amenities' had not heard about improvement grants. Of those who knew of the grants, only 7% were intending to apply or considering whether to apply for a grant. A third were satisfied with their present facilities; 9% said that they were 'too old to be bothered' with improvements, or could not afford their share of the cost. Only a third of private tenants living in houses lacking standard amenities would consider paying more rent if missing amenities were provided (Table 58).

A third of private tenants did not know whether or not their rent was controlled; 16% did not know the name of their landlord; and 32% did not know their landlord's address (Table 59).

18% of all owner-occupiers in Scotland inherited their houses and 70% now own them outright; only 30% have a mortgage. Mortgage repayments average about £11 a month and the average length of outstanding mortgages is thirteen years (Table 60).

Four-fifths of owner-occupiers pay feu duty. The annual amount paid is generally small, averaging £5; over a third pay less than £3.

A third of households have a car and a fifth have a garage. The proportions are higher for owner-occupiers (Table 62).

Answers to a general question on housing satisfaction show that owner-occupiers include the highest proportion (62%) of the 'very satisfied'. Council tenants are the next most satisfied group. The most dissatisfied group is that of the private renters (Table 63).

APPENDIX I

SAMPLE DESIGN AND WEIGHTING PROCEDURES

The sample was designed to provide 1,000 rateable units representative of the county of City of Glasgow and 2,000 rateable units representative of the rest of Scotland with the exception of Orkney and Zetland.

The whole area was divided into the following strata:

NORTHERN DIVISION				Sample Number
Self-selecting County of City: Aberdeen	....	....	....	90
Burghs	....	....	....	164
Districts of County	....	....	....	198
EAST CENTRAL DIVISION				
Self-selecting Counties of City: Edinburgh	....	....	....	231
Dundee	....	....	....	89
Self-selecting Burgh: Kirkcaldy	....	....	....	25
Other Burghs	....	....	....	196
Districts of County	....	....	....	179
WEST CENTRAL DIVISION				
<i>Central Clydeside Conurbation</i>				
County of City of Glasgow	....	....	....	1,000
<i>Remainder of Conurbation</i>				
Self-selecting Burghs: Paisley	....	....	....	47
Motherwell and Wishaw	....	....	....	36
Coatbridge	....	....	....	27
Other Burghs	....	....	....	140
Self-selecting Districts of County: No. 6 Lanark	....	....	....	31
No. 9 Lanark	....	....	....	34
Other Districts of County	....	....	....	56
<i>Remainder of Division (non-conurbation)</i>				
Self-selecting Burgh: Greenock	....	....	....	36
Other Burghs	....	....	....	143
Districts of County	....	....	....	160
SOUTHERN DIVISION				
Burghs	....	....	....	60
Districts of County	....	....	....	58

The required 1,000 rateable units were allocated to the County of City of Glasgow and the remaining 2,000 rateable units were allocated among the other strata in proportion to their population, as indicated above.

It was anticipated that a unit of fieldwork would consist of 25 rateable units and hence all administrative areas with populations in excess of 51,670 became 'self-selecting' and were accordingly allocated their correct proportion of all rateable units.

The remaining Burghs in each stratum were listed in descending order of population and a systematic sample of areas was drawn with probability proportionate to the population of each area.

In all 'self-selecting' administrative areas other than the City of Glasgow (see above) a sample of two or more wards was selected with probability proportional to population and the required number of interviews divided equally between them.

Finally, throughout each of the selected wards of 'self-selecting' administrative areas, and throughout the whole of each of the other selected administrative areas including the City of Glasgow, a sample of domestic rateable units was selected from the local Valuation Roll.

The administrative areas selected are listed below, together with the numbers of rateable units comprising the designed sample. For the 'self-selecting' areas, lower-case letters (a, h, c, etc.) indicate the numbers of wards selected.

NORTHERN DIVISION

<i>Stratum</i>	<i>Administrative Area</i>					
Self-selecting						
County of City	Aberdeen C.C.	...	...	...	a 22 b 23 c 22 d 23	90
Burghs	Perth L.B., Perth	...	...	...	24	
	Inverness L.B., Inverness	...	...	...	23	
	Elgin S.B., Moray	...	...	...	24	
	Thurso S.B., Caithness	...	...	...	23	164
	Campbelltown S.B., Argyll	...	...	...	23	
	Stonehaven S.B., Kincardine	...	...	...	23	
	Invergordon S.B., Ross and Crom.	...	...	...	24	
Districts of County	Arran D.C., Bute	...	...	...	25	
	Highland D.C., Perth	...	...	...	25	
	Monifieth D.C., Angus	...	...	...	25	
	Aberdeen D.C., Aberdeen	...	...	...	25	198
	Deer D.C., Aberdeen	...	...	...	24	
	Banff D.C., Banff	...	...	...	25	
	Aird D.C., Inverness	...	...	...	25	
	Gairloch D.C., Ross and Crom.	...	...	...	24	

EAST CENTRAL DIVISION

Self-selecting						
Counties of City	Edinburgh C.C.	...	...	...	a 24 b 23 c 23 d 23 e 23 f 23 g 23 h 23 i 23 j 23	231
	Dundee C.C.	...	...	...	a 23 b 22 c 22 d 22	89
Self-selecting Burgh	Kirkcaldy L.B., Fife	...	...	...	a 13 b 12	25

EAST CENTRAL DIVISION—Continued

<i>Stratum</i>	<i>Administrative Area</i>				
Other Burghs	Dunfermline L.B., Fife	....	....	....	24
	Falkirk L.B., Stirling	....	....	....	25
	Stirling L.B., Stirling	....	....	....	24
	Musselburgh S.B., Midlothian	....	....	....	24
	Bathgate S.B., West Lothian	....	....	....	25
	Lochgelly S.B., Fife	....	....	....	25
	Tranent S.B., East Lothian	....	....	....	24
	North Berwick S.B., East Lothian	....	....	....	25
Districts of County	Prestonpans D.C., East Lothian	....	....	....	23
	Gala Water D.C., Midlothian	....	....	....	22
	Whitburn and Livingston D.C., West Lothian	....	....	....	23
	Linlithgow D.C., West Lothian	....	....	....	22
	Central No. 2 D.C., Stirling	....	....	....	22
	Central No. 1 D.C., Stirling	....	....	....	23
	Lochgelly D.C., Fife	....	....	....	22
	Glenrothes D.C., Fife	....	....	....	22

WEST CENTRAL DIVISION—CENTRAL CLYDESIDE CONURBATION

(Special Sample)	Glasgow C.C.	....	....	....	....	1,000
Self-selecting Burghs	Paisley L.B., Renfrew	....	....	....	a 24 b 23	47
	Motherwell and Wishaw L.B. Lanark	....	....	....	a 18 b 18	36
	Coatbridge L.B., Lanark	....	....	....	a 14 b 13	27
Other Burghs	Clydebank L.B., Dunbarton	....	....	....	....	20
	Hamilton L.B., Lanark	....	....	....	....	20
	East Kilbride S.B., Lanark	....	....	....	....	20
	Airdrie L.B., Lanark	....	....	....	....	20
	Rutherglen L.B., Lanark	....	....	....	....	20
	Bearsden S.B., Dunbarton	....	....	....	....	20
	Barrhead S.B., Renfrew	....	....	....	....	20
Self-selecting Districts of County	No. 6 Lanark	....	....	....	a 16 b 15	31
	No. 9 D.C., Lanark	....	....	....	a 17 b 17	34
Other Districts of County	No. 8 D.C., Lanark	....	....	....	....	18
	No. 5 D.C., Lanark	....	....	....	....	19
	First D.C., Renfrew	....	....	....	....	19

WEST CENTRAL DIVISION—REMAINDER OF DIVISION

Self-selecting Burgh	Groenock L.B., Renfrew	....	....	....	a 18 b 18	36
Other Burghs	Kilmarnock L.B., Ayr	....	....	....	....	24
	Ayr L.B., Ayr	....	....	....	....	24
	Dunbarton L.B., Dunbarton	....	....	....	....	24
	Salisbury S.B., Ayr	....	....	....	....	24
	Troon S.B., Ayr	....	....	....	....	24
	Kilwinning S.B., Ayr	....	....	....	....	23
Districts of County	No. 3 D.C., Lanark	....	....	....	....	20
	No. 4 D.C., Lanark	....	....	....	....	20
	Cumnock D.C., Ayr	....	....	....	....	20
	Maybole D.C., Ayr	....	....	....	....	20
	Irvine D.C., Ayr	....	....	....	....	20
	Fifth D.C., Renfrew	....	....	....	....	20
	Vale of Leven D.C., Dunbarton	....	....	....	....	20
	Cumbernauld D.C., Dunbarton	....	....	....	....	20

SOUTHERN DIVISION

<i>Stratum</i>	<i>Administrative Area</i>		
Burghs	Dumfries L.B., Dumfries	20	60
	Galaahals S.B., Selkirk	20	
	Dalbentle S.B., Kirkcudbright	20	
Districts of County	Jedburgh D.C., Roxburgh	19	58
	Dumfries D.C., Dumfries	20	
	Western D.C., Kirkcudbright	19	

Weighting Procedures

On the completion of fieldwork the sample of rateable units in respect of which information had been obtained at the interview was divided into the 15 cells indicated in the table below (Division \times Area Type) and the numbers in each cell compared with the geographical distribution of domestic rateable units given in the publication *Rates and Rateable Values* for 1964.

For the City of Glasgow the ratio of the second figure to the first was equated to 1.000 and comparable ratios for the remaining cells in the table were calculated as shown. These ratios were then applied as weighting factors in the analysis of the data, in order to provide a correctly balanced 'all Scotland' sample.

<i>Division</i>	<i>Area Type</i>			<i>Districts of County</i>
	<i>County of City</i>	<i>Large Burghs</i>	<i>Small Burghs</i>	
Northern	2.088	2.128	2.462	2.359
East Central	2.200	1.765	2.140	2.282
West Central	1.000*	1.987	2.473	1.964
Southern	—	1.450	2.800	2.298

* I.e.: the City of Glasgow

RESPONSE

Of the 3,000 rateable units selected, 80 were found to contain no private household. Most of these in fact were demolished or derelict buildings though a small number were originally residential units which had been converted to a solely business use. In the 2,920 units remaining 106 were unoccupied. This left 2,814 occupied residential units. These contained 2,914 households of which 2,693 were interviewed. The table below lists the reasons for the failure to interview 221 households:

Response of Households Established

	No.	%
Interviewed	2,693	92
Refusal	95	3
Out at 3 calls	51	2
Illness, incapable of being interviewed	17	1
Temporarily away	51	2
Other reasons	7	*
	2,914	100

Base and Weighted Figures

Since, as explained above, all the figures in the computer tabulations were weighted, the base figures given in the tables cannot be added together, nor can tables be combined. The base figures are given merely to indicate the original number of responses on which the data is based. It will be noted that base figures vary for identical variables: this is partly because some of the base figures have had to be estimated from weighted figures and partly because of errors in the computer programme. The most important error is that while some tables are based on the total 2,693 cards, others are based on only 2,660. The missing 33 cards affected significantly only one distribution: that of tenure. Distributions within tenure groups are unaffected.

APPENDIX II

DEFINITION OF TERMS USED IN THE SURVEY

Household

Since households can be identified only in relation to the dwellings which they occupy the definition of a household presents some real difficulties. Indeed in some surveys households are defined simply as those who occupy a dwelling. This leaves only the problem of defining a 'dwelling' and has the clear merit of simplicity. It is, nevertheless, inadequate since it makes no allowance for the sharing of a dwelling by two or more households—who may be forced to share because of the lack of suitable separate accommodation. On the other hand it is extremely difficult to distinguish between involuntary and voluntary sharing. In any case what may be 'voluntary' at one price level may be 'involuntary' at another—and vice versa.

There is no completely satisfactory solution to this problem and the convention followed in most housing surveys and the Census is to define households by reference to eating arrangements. This convention has been followed in the current survey. The instructions given to interviewers were as follows:

A household is a group of people who all live in the rateable unit given on the sample list, and who are catered for by the same person. Any other individual or group of individuals in the same rateable unit who have different catering arrangements form a separate household. Don't forget to interview all separate households in the rateable unit.

Points to Remember

- (a) The important fact to be established is that *all persons in the household must be catered for by the same person.*
- (b) Being catered for—is defined as having *at least one meal a day*, when in residence, provided by the housewife. Breakfast counts as a meal.
- (c) *Members of the family who live and work away from home* and who only come home for holidays are NOT included (see also d, e, f, g, h).
- (d) *Children under 16 away at boarding school* ARE included as members of the household (this is an exception to c).
- (e) *Members of the Forces (and Merchant Navy) stationed permanently away from home*, in accordance with (c) are NOT included as members of the household. If, however, they are stationed permanently at home and live in the household they should be included (see also f).
- (f) *Fishermen*, who normally spend a few days (up to three weeks) at sea are included as members of their household at their home address.
- (g) *Relatives who are regularly away from the household for part of the week* are included if they spend at least 4 nights a week there (see also h and j).

- (h) *Married persons* working away from home if they return home to their spouse at least one night a week are included in their 'home' household.
- (j) *Boarders*. Members of the household who are not related by blood or marriage to any other members of the household and receive accommodation for at least four nights a week, and at least one meal per day, when they are in residence, from the housewife in return for payment are called 'Boarders'. They are included in the housewife's household unless they are married and return home to their spouse at the weekend (see h). (Do NOT use the term 'Lodger' in this instance, as lodger means someone who caters for himself and is not a member of the household but a separate household.) Because we have treated R.U.'s with more than three boarders as commercial boarding houses and therefore ineligible for our sample, there can never be more than three boarders in a household. Since we are asking for the normal household composition, temporary holiday boarders should be excluded but add a note to show their existence (e.g. 'has 3 holiday boarders in addition').
- (k) *People on holiday* at time of interview who *normally* live in the household are included in the household, unless they have been away for more than six months.
- (l) *People in Hospital*: Persons who are *normally* members of the household but who are in hospital at the time of interview are included in the household unless they have been in hospital for MORE THAN SIX MONTHS.
- (m) *Temporary members of the household*: e.g. relatives who do not *normally* live in the household and persons home on leave from abroad, etc., are *included* in the household if they have been in the household for *more than six months* prior to interview. This six months rule applies only to *temporary* members of the household. New members of the household, who intend to stay permanently as far as is known, are included even though they have not yet been there for six months. Boarders other than temporary holiday boarders referred to in (j) above are always *included* irrespective of how long they have been there.
- (n) Members of the household need not be related by blood or marriage.
- (o) A household can consist of one person.

Housewife

By definition each household has one, and only one, *housewife*: the person, other than a domestic servant, who is responsible for most of the domestic duties. (If these tasks are done by a paid servant, the housewife is the person responsible for seeing that the servant performs these tasks.) The housewife could be (and in 5% of cases was) a man.

Head of Household

The head of household was taken to be, 'in order of precedence, the husband of the person, or the person, who either owns the household accommodation, or is legally responsible for the rent, or is responsible (by virtue of employment or relationship to the owner) for having it rent free. The head of household must be a member of the household, but may be the same person as the housewife'.

'New' and 'Continuing' Households

Households are constantly changing by natural causes and by movement. Thus a household may change in its structure by the death of one of its members: if, for example, the female partner dies the head of household may become additionally the housewife. If the elder daughter marries and moves to separate accommodation with her husband who, at the same time, leaves his parental home, two households are reduced in size and a new household is formed. There are various ways of tracing this complex of changes and movements, but some 'point of reference' is clearly necessary. In the current survey this was taken to be the housewife. Where comparisons are made over time a *new household* is regarded as coming into existence whenever the housewife in the existing household is different from the housewife in the previous household or where she no longer lives with the person who had been the head of the household before the move. In practice this was only of relevance in this survey where the housewife being interviewed had moved since the beginning of 1961, and was therefore (on the definition adopted) a 'recent mover'. Where a move had taken place during this period and the housewife was the same person in both the previous and the current household and was living with the same person who had been the head of the household before the move, this was termed a *continuing household*.

The classification was thus, in summary, as follows:*

RECENT MOVERS: Housewife moved since beginning of 1961.

New Households

Present housewife not previously living in a private household.

Present housewife not a housewife in previous household.

Present housewife was housewife in previous household but now has a different head of household.

Continuing Households

Present housewife and head of household same as in previous household.

NON MOVERS: Housewife has not moved since beginning of 1961.

By definition, continuing-household movers have a 'housing history'. They will have vacated some housing for the use of other households (unless it was no longer available for housing purposes). They are classifiable in terms of previous tenure. In short, though other members of their households may have come or gone, the nucleus of the household generally remains and it is thus meaningful to regard them as 'continuing'.

New households will not generally have had a 'housing history' in the same sense of the term. They will have split off from other households or moved into the private household sector from hostels, institutions and the like. Some will be the 'residual' of a larger household which has been reduced in size and changed in character by death, divorce or the movement of other members: in these cases there is, of course, a continuing *element* but the changes have been so significant that it is not meaningful to talk of a continuing household.

* These definitions are basically the same as those used in the Rowntree Trust Housing Survey in England. See D. V. Donnison, C. Cockburn and T. Coelett, *Housing Since The Rent Act*, Codrington Press, Welwyn 1961; and J. B. Cullingworth, *English Housing Trends*, Bell, 1965.

Like all concepts which are applied to households this classification is not entirely satisfactory, but it is sufficient for the limited purposes of the analyses undertaken in this survey.

Household Type

There are various ways in which households can be analysed: by size, number of children, number of elderly people, by the age of housewife or the head, and so forth. All these are used at various points in the Report. There is, however, a need for a broader classification which incorporates as many of these features as possible. The classification adopted is based on a combination of the size and age structure of the household as follows:

<i>Number of persons in household aged</i>		
	<i>Under 16</i>	<i>16 or over</i>
Individuals under 60	None	One (aged under 60)
Small adult households	None	Two (both aged under 60)
Small families	One or two	One or two
Large families	Three or more	Any number
Larger adult households	or Two	Three or more
	None or one	Three or more
Older small households	None	One aged 60 or over
		or Two, of whom at least one is aged 60 or over

This classification broadly represents successive stages in the 'life-cycle' of a household, but though precise in themselves, the groupings have no precise social meaning. This is particularly so with *small adult households* which is a heterogeneous group including childless couples, unmarried people of the same sex sharing a dwelling and parents aged under 60 whose children have left home.

Older small households include a wide range of age-groups whose conditions and needs vary greatly. For this reason they have on occasion been further subdivided into:

Two persons, one aged 60 or over and one aged under 60.

Two persons, both aged 60 or over.

One person aged 60 or over.

The relationship between household type and age of housewife is shown in Table A.

Household Type and Age of Housewife

TABLE A

<i>Household Type</i>	<i>All Households</i>	<i>Age of Housewife</i>			
		<i>Under 25</i>	<i>25-44</i>	<i>45-59</i>	<i>60 and over</i>
	%	%	%	%	%
Individuals under 60	4	2	3	10	—
Small adult households	13	32	12	23	—
Small families	20	53	37	9	1
Large families	17	7	37	9	2
Larger adult households	22	5	11	41	18
Older small households	24	—	1	8	79
	100	100	100	100	100
Sample Number Forming Basis of Percentages	2660	149	974	819	718

Age of Housewife and Age of Head of Household

Since the housewife is taken as the first point of reference in analysing household movement many of the cross-tabulations by age relate to the housewife rather than the head of household. (In one-person households these are, of course, the same person.) For some purposes, however, it is more useful to analyse by the age of the head. The relationship between the ages of housewives and heads is shown in Table B. In interpreting this table it should be remembered that the housewife is not necessarily the wife: the housewife is the person who is responsible for most of the domestic duties.

Age of Housewife by Age of Head of Household

TABLE B

Age of Housewife	All Households %	Age of Head of Household						
		Under 25 %	25-44 %	45-59 %	60-64 %	65-69 %	70-79 %	80 and over %
Under 25	5	85	6	1	2	—	1	—
25-44	37	10	90	19	3	2	1	1
45-59	31	3	3	78	32	6	2	13
60-64	9	—	*	1	61	20	4	6
65-69	7	—	—	*	2	68	9	3
70-79	9	2	1	*	1	3	82	11
80 and over	2	—	—	*	—	1	—	66
	100	100	100	100	100	100	100	100
Sample Number Forming Basis of Percentages	2660	91	878	854	291	206	268	72

Dwelling, Rateable Unit and Household Space

Though the term 'dwelling' (or 'house') is used in the Report this has been taken to be identical with 'rateable unit'. In the great majority of cases this is also identical with the Census definition of dwelling, viz. 'a building or part of a building which provides structurally separate living quarters'. Furthermore since less than 2% of households share a dwelling it is also usually the same as the 'household space'—the accommodation actually occupied by a household (or, if vacant, normally occupied by a household).

The differences between the number of rateable units, household spaces and households are so small that they can be ignored.

Type of Dwelling

Dwellings were classified into eight types, and additionally a separate record was kept of bungalows. This is set out in full in Table C together with the percentage distribution.

Terraced houses include all in continuous rows of three or more, including the end ones. The distinction between *flat or maisonette* and *flat in converted house or rooms* was that the former had to have a kitchen which the household did not share with any other household. Tenements were included in *flat or maisonette* even if they contained only one room.

Group (viii)—'others'—consists of dwellings rated with a business, dwellings over a business but separately rated, and any other type of dwelling which could not be included in one of the other categories.

Dwelling Types	
TABLE C	
	%
(i) Detached house	13
(ii) Semi-detached house	21
(iii) Terraced house	16
(iv) Flat or maisonette in block	46
(v) Flat in converted house	1
(vi) Rooms	1
(vii) Prefab	1
(viii) Others	1
	100
Bungalows (included above)	10

As can be seen from Table C, only 4% of dwellings fell into the last four groupings: they have therefore been amalgamated into one miscellaneous group in the analysis.

It should be noted that bungalows are included in the main classification even though they are separately identified at the base of the Table.

Amenities

Information was sought on the following amenities:

- (i) Fixed sink.
- (ii) Fixed bath or shower.
- (iii) Fitted hand basin.
- (iv) Water closet.
- (v) Built-in food store.
- (vi) Refrigerator.

For the first three of these it was also established whether there was a hot as well as a cold water supply.

Note was taken of whether water closets were inside or outside the dwelling and, if shared, the number of sharing households. Food stores were defined as 'built-in cupboards or larders for storing food', but a separate question was asked on whether or not the store was ventilated. Only 'ventilated food stores' were counted in the tabulations.

Rooms⁽¹⁾

The definition of a room proved to be extremely difficult, and it must be admitted that the definitions employed were unsatisfactory. Inadequate attention was paid to the distinctive features of Scottish housing which, in important ways, differs from English. In particular, more rooms are used for

(1) See also p. 20.

multiple purposes and general living rooms can be used for sleeping, particularly where there is a bed-recess. Furthermore extensive use is made in Scotland of the term 'kitchen' to describe the main living room. The difficulties to which this can give rise are illustrated by the case of the common two-room dwelling consisting of a 'room and kitchen'. If (as was established in some instances) these two rooms were both used for sleeping in, the household would—on the definitions employed—have two 'bedrooms' and no separate kitchen. This stemmed from the approach (adopted satisfactorily in England) of giving 'priority' in the count of rooms to bedrooms. The questions asked began by establishing the number of bedrooms and then whether the household had a kitchen.

Because of this problem it seems likely from the results that there was some double-counting of rooms. In some dwellings the 'kitchen' was counted both as a bedroom and as a living room or kitchen. On the other hand separate kitchens were counted only if they were large enough to eat in: the intention was to exclude kitchenettes and sculleries. This gave rise to some confusion where very small rooms were in fact used for eating purposes.

The survey figures of rooms are not comparable with Census data. This is partly because of the errors which arose in applying the survey definitions, and partly because the definitions themselves differ. At the time of writing only the 1961 Census tabulations are available, but it should be noted that the 1966 Census employs two definitions (both of which differ slightly from those devised—in advance of the Census—for the survey). The first was basically (but not precisely) the same as that used in the 1961 Census. On this definition a kitchen was counted only if meals were regularly eaten there or if it were slept in. Sculleries or kitchenettes used only for the purposes of washing, cleaning or cooking were excluded. The second included not only kitchens but also kitchenettes and sculleries which were used for cooking; the differences between this definition and the survey definition in the treatment of kitchenettes and sculleries (and possibly also in the treatment of rooms divided by a partition or screen) will mean that a number of households will have been attributed by the survey with fewer rooms than they possess according to the Census.

Comparability is also affected by any errors in the Census itself, but no information is available on this.

The Bedroom Standard

To provide a more refined measure of the space available to households of different sizes and types, the Government Social Survey's 'bedroom standard' was used.

This allocates a standard number of bedrooms to each household in the following order:

- (i) Each married couple was given one bedroom.
- (ii) Any other persons aged 21 or over were each given a bedroom.
- (iii) Persons aged 10 to 20 years inclusive, of the same sex, were paired off and a bedroom was given to each pair.
- (iv) Any person aged 10 to 20 years left over after this pairing was paired with a child under 10 of the same sex. If no pairing of the latter kind was possible such a person was given a separate bedroom.

- (v) Any remaining children under 10 years were paired and a bedroom was given to each pair. Any remaining child was given an additional room.

In operating this standard any room described by the person interviewed as a 'bedroom' is counted as one.

This standard was devised for use in England where multiple use of rooms is uncommon and where few family-type households live in small dwellings. Applied to Scottish conditions the standard is inadequate since rooms used not only for sleeping in hut also as living rooms (and even as kitchens) are counted as 'bedrooms'. The survey results therefore imply a higher standard of housing space than is warranted, and cannot be compared with English data.

Income

Income was defined as the total amount of money actually received from all sources *excluding* income tax, National Health and Insurance and any other non-voluntary types of contribution. Included were overtime payments, bonuses, tips, etc., profits and salary from business, all kinds of pensions, Social Security benefits, unearned income and payments from lodgers, etc., who were not members of the household.

This concept of 'income' is essentially that of 'disposable income' rather than earnings. It thus differs from the Ministry of Labour returns of earnings⁽¹⁾ and 'gross income' as used in the Family Expenditure Survey⁽²⁾ and the Allen Report.⁽³⁾ It is, however, identical with that used in the Social Survey report on English housing⁽⁴⁾ and in the Rowntree Trust Housing Study.⁽⁵⁾

Both 'head of household income' and 'household income' were obtained. The latter is simply the sum of the components of income for individual members of households.

Earner and Retired Heads

The incomes of households and heads of households show a very different pattern according to whether or not the head is retired. For this reason separate tabulations have been made for the different groups. An *earner head* is a head who is normally employed for more than ten hours a week and receives a wage, salary or income as a result of being employed or self-employed. (This is identical with the definition used in the Allen Report.) A *retired head* is a person who so describes himself irrespective of whether he is above the minimum pensionable age. (In the Allen Report a person had to be above this age to be counted as 'retired'.)

(1) Ministry of Labour Gazette.

(2) Ministry of Labour, *Family Expenditure Survey: Reports*.

(3) *Report of the Committee of Inquiry into the Impact of Rates on Households*, Cmnd. 2582, 1965.

(4) P. G. Gray and R. Russell, *The Housing Situation in 1960*, The Social Survey, 1962.

(5) J. B. Cullingworth, *English Housing Trends*, Bell, 1965. In this report the income figures relate to the chief economic supporter (defined as the individual with the highest gross annual income in the household). In 95% of cases this was the same person as the head of household.

Tenure

Originally the objective was to analyse households according to their tenure in five groups:

- Owens/Is Buying
- Rents from Council
- Rents Privately, Unfurnished
- Rents Privately, Furnished
- Miscellaneous

This, however, was to be a summary classification: a more detailed analysis was made (for all except owner-occupiers) on the basis of landlord type, whether the accommodation was unfurnished or furnished, and whether the accommodation 'went with the job of anyone in the household'. It was from this detailed analysis that the five main groups were to be established. The way this was to be done is shown in Table D. The actual (weighted) numbers are given in Table E.

Analysis of Tenure

TABLE D

	Unfurnished	Furnished	Goes with Job	Miscellaneous (including rent-free)
Owens/Is buying	A	—	—	—
<i>Renters: Landlord Type</i>				
Council	B	E		
Scottish Special Housing Association	B	E		
New Town Development Corporation	B	E		
Housing Association	E	E		
Private Landlord:			E	E
Property Company	C	D		
Individual—relative	E	E		
Individual—friend	C	D		
Individual—not a relative or friend	C	D		
Employer	E	E		
Abandoned	E	E		
Others	E	E		
<i>Classification</i>				
A	Owens/Is buying			
B	Rents from Council			
C	Rents privately, unfurnished			
D	Rents privately, furnished			
E	Miscellaneous			

The underlying principle was to exclude from the unfurnished 'council' and private sectors all households whose accommodation was held under some special arrangements. Service tenancies and (an overlapping category) rent-free tenancies are obviously 'special'. So are private tenancies where the landlord is a relative. To have included these three groups in, for example, an analysis of rents, would have given a distorted picture. (For instance, nearly a half of those whose 'landlord' was a relative had their accommodation rent-free.)

The approach was thus, first to exclude any special cases; secondly to determine whether the accommodation was unfurnished or furnished; and

finally to determine whether the landlord was a public authority or a private company or individual. Unfortunately it was not anticipated that such a large number of private tenants would be unable to state who their landlord was. All these tenants had their landlord-type coded as 'not known' and were therefore entirely excluded from the privately rented sector. This point was not apparent until the first tabulations had been received, by which time it was too late to change the coding.

As a result it became necessary to collapse the privately rented unfurnished and the 'miscellaneous' tenancies into one group. Since the sample number of furnished tenancies was so small (49 unweighted) these have also been included

Number of Households in Each Tenure Group

TABLE E

	All Households		Owner-Occupiers	Rents			Others (including rent-free)
	Weighted No.	%	Weighted No.	Unfurnished Weighted No.	Furnished Weighted No.	Goes with job Weighted No.	Weighted No.
<i>Own/ls buying</i>	1283	27.5	1283	—	—	—	—
<i>Rents: Landlord Type</i>							
Council	2010	43.1		1992	2	16	—
Scottish Special Housing Association	172	3.7		162	—	8	2
New Town Development Corporation	104	2.2		104	—	—	—
Housing Association	72	1.5		45	1	24	2
Private Landlord:							
Property Company	165	3.5		151	2	6	6
Individual—relative	45	1.0		20	4	—	21
Individual—friend	20	0.4		10	4	2	4
Individual—not a relative or friend	438	9.4		299	69	68	11
Employer	140	3.0		12	—	128	—
Abandoned	7	0.2		—	—	—	7
Others (including landlord not known)	209	4.5		188	1	18	2
	4665	100.0	1283	2983	74	270	55
<i>Original Classification</i>	No.	%		<i>Revised Classification</i>	No.	%	
A Own/ls buying	1283	27.5		A Own/ls buying	1283	27.5	
B Rents from Council	2258	48.4		B Rents from Council	2258	48.4	
C Rents privately, unfurnished	450	9.9		CDE Rents privately, etc.	1124	24.1	
D Rents privately, furnished	66	1.4					
E Miscellaneous	398	12.8					
	4665	100.0			4665	100.0	

in the same group. (The combined group is referred to as 'rents privately, etc.'). A few figures of the rents of furnished dwellings, however, have been given.

Rents

In collecting information on rents the intention was to establish the annual *net* rent, i.e. excluding rates and payments for any services. In the tabulations all tenancies which were held by virtue of employment or when there was a personal relationship between the landlord and tenant were excluded. This was done since it was thought that their inclusion might give a misleading picture of the pattern of rents in the private sector. This was a justifiable limitation, but unfortunately two other quite unjustifiable limitations were imposed by major errors in the coding operation. First, all lettings in which the tenant did not know who their landlord was were completely excluded from the

rent tables. Secondly, where the tenant gave a gross rent and did not know the rate component this was treated as a case of non-response. In these cases an amount chargeable for rates (calculated from the rateable value and the rate in the £ levied by the local authority) should have been subtracted, but this was not done. As a result the rent data analysed in this report are derived from only 56% of the renting-households interviewed (53% of council tenants and 65% of private tenants). No check is possible on private rents, but it is reassuring to find that the survey figures on council rents give an average very close to that published in the 1965 Rent Return⁽¹⁾—£40 as compared with £41 5s. 5d.

Composition of Sample by Areas

TABLE F

Area	Households			Rateable Units		
	Sample Number	Weighted Base	Estimated Number	Sample Number	Weighted Base	Estimated Number
Scotland	2,693	4,751	1,711,000	2,920	5,138	1,675,000
Central Clydeside						
Conurbation	1,247	1,595	573,000	1,368	1,749	570,000
Central Scotland	2,200	3,619	1,300,000	2,376	3,890	1,267,000
Urban Areas outside						
Conurbation with						
Populations of 20,000						
or more	741	1,534	550,000	796	1,651	538,000

Areas

Most of the analysis has been made for Scotland as a whole but a few tabulations have been prepared for three (overlapping) areas. These are:

Central Clydeside Conurbation,

Central Scotland,

Urban areas outside Conurbation with populations of 20,000 or more.

The Central Clydeside Conurbation was defined as by the Registrar General. Central Scotland combines the Registrar General's East and West Central Divisions and includes the Conurbation.

The sample number, weighted base and estimated total number of households and rateable units in each of these areas are given in Table F.

(1) Scottish Development Department, *Rents of Houses Owned by Local Authorities in Scotland*, 1965, Cmd. 2907, H.M.S.O., 1966.

APPENDIX III

THE CONDITION OF DWELLINGS SURVEY

At the same time as the household survey was being carried out, local authorities undertook to provide information on a number of questions relating to floor area, age and fitness. All the local authorities of the areas covered in the sample co-operated. Most of the information was extracted from departmental files but, where necessary, visits were made to the properties concerned.

The response actually achieved on each of the items of information was:

	No.	%
Total residential rateable units	2920	100
<i>Information obtained on</i>		
Floor area	2594	89
Age of rateable unit	2731	94
Fitness	2898	99
Likelihood of demolition	2519	86

Floor Area

The floor area is that of the dwelling rateable unit. In the case of a 'house and shop' only the dwelling accommodation was asked for.

Age of Rateable Unit

Only broad age-groupings were asked for, viz.

- Pre 1861
- 1861-1880
- 1881-1900
- 1901-1918
- 1919-1944
- 1945 or later

Fitness

Though a very high coverage was achieved for this issue (99%) there is some doubt as to the validity of the figures. It was originally intended to ask the same questions as were included in the English survey:

Whether included in return of unfit houses submitted to the Secretary of State.

Whether subject of an 'official representation'.

After discussion with the Scottish Development Department it was agreed that this was too restrictive. Instead we asked whether the house was 'unfit' or, if not, whether its 'life' was under five years; between five and fifteen years;

between fifteen and thirty years; or thirty or more years. Unfortunately the determination of unfitness—under existing legislation—involves a considerable exercise of judgement. The statutes do not provide a definition: they merely list a number of factors which have to be taken into consideration. The assessment of the life of a dwelling is also a matter of judgement—not only of economic and technical issues, but also of the practicability of demolition.

The intention was to obtain an assessment of 'fitness' and 'life' on purely technical considerations, without regard to practical possibilities. It is clear, however, from the returns that the assessments could not be made in such an objective, clinical manner. As a result the figures quoted in the body of the Report must be regarded as minimum estimates of the problem. A more objective assessment is needed and it is highly unlikely that this could be obtained by the methods employed in the current survey.

Likelihood of Demolition and Practicability of Improvement

Three further questions need to be commented upon. These related to the likelihood of demolition *for any reason* within five years, or within five to fifteen years; to the practicability of lengthening the life of dwellings assessed as having a life of under fifteen years; and to the practicability of improving dwellings lacking amenities which had a life of fifteen years or more. Unfortunately, errors in the computer programme prevented use being made of the findings. It was decided that the delay which would have resulted from making the necessary corrections was unacceptable.

Furthermore, from the basic figures it seems doubtful whether the results are of much use. For example, the figures of likely demolitions within five years resulted in a grossed-up estimate of 126,000. This implies an annual rate of demolition of 25,000 a year—considerably in excess of the 14,000–15,500 achieved in recent years. But the figure for the five to fifteen year period (grossed up to 82,000) implies a drop to only 8,000 or so demolitions a year, and bears no relation to the number of dwellings whose estimated life is as short as this.

APPENDIX IV

THE QUESTIONNAIRE

I

RATEABLE UNIT SUMMARY SHEET

I.B.M. No. 062

J.N. 42247

(2, 3, 4)

CARD 1.9.1

(Return one of these summaries for every rateable unit on your sample list)

Interviewer's name

Date of completing
this Summary sheet

(i) Rateable Unit Serial No.

7.	8.

(ii) Area Code

Div.	Ward	LA	Q	Z	Sch.
10.	11.	12.	13.	14.	15.
					16.

(iii) Gross Value ... £ ... 17. 18.

(iv) Rateable Value ... £ ... 19. 20.

(v) Address of Rateable Unit

(vi) Any difficulty in finding or identifying R.U. (explain)

(vii) Description of Rateable Unit (as on sample list)

21

(viii) Type of Rateable Unit (based on description above and your observation)

Ineligible (CODE AND STOP HERE)

Solely used as business premises

(specify business) ... 22. 12

Hotel ... 11

Boarding house catering for FOUR OR MORE

boarders ... 0

Institution (specify type) ... 1

Demolished, in process of demolition ... 2

*Derelict, about to be demolished ... 3

Used for holiday accommodation only ... 4

Eligible

Whole house, detached ... 23. 12

Whole house, semi-detached ... 11

Whole house, terraced ... 0

* Unless this is certain, treat as unoccupied under (xiv).

Flat or maisonette in block (including tenements)	1
Flat in converted house	2
Rooms (no conversion)	3
Dwelling rated with business	4
Dwelling over business separately rated	5
Other (specify)	

NOTE IF BUNGALOW (included above) Yes (23.) 8
No 9

II

ACCOMMODATION SUMMARY

(Complete as information becomes available)

(ix) If the rateable unit is used partly for business purposes:

(a) Are the business premises owned or rented by any household living in the R.U.?	
Owned by HH	26. 12
Rented by HH	11
Not owned or rented by any HH in R.U.	0

(x) Household List

A household schedule must be returned for each household known to be in the rateable unit, whether interviewed or not.

(a) Household No.	FULL NAME OF HOUSEHOLDER	(b) Household No.	(c) No. of Rooms*		(d)			(e) Interviewed	
			Unshared	Shared	Owner- Occupier	Tenant	Sub- Tenant	Yes	No
1.		25.	26.	27.	28. 12	11	0	1	2
2.		29.	30.	31.	32. 12	11	0	1	2
3.		33.	34.	35.	36. 12	11	0	1	2
4.		37.	38.	39.	40. 12	11	0	1	2
5.		41.	42.	43.	44. 12	11	0	1	2
6.		45.	46.	47.	48. 12	11	0	1	2
7.		49.	50.	51.	52. 12	11	0	1	2
8.		53.	54.	55.	56. 12	11	0	1	2

Note: A householder is only coded as sub-tenant if his immediate landlord lives in the rateable unit.

(xi) Total Persons living in R.U. 57

(xii) Total Households (interviewed or not) living in R.U. 58

(xiii) Unoccupied Accommodation Units (exclude ineligibles in (viii)).

(a) Unocc. Acc. Unit	(b) Number of rooms*	(c)		(d) Source of information (neighbours, etc.)
		Furn.	Unfurn.	
A	59.	60. 12	11	
B	61.	62. 12	11	
C	63.	64. 12	11	

* Including all kitchens.

(xiv) Total Unoccupied Accommodation Units	—	—	—	—	—	65
(xv) Total Rooms in R.U. (including all kitchens)	—	—	—	—	—	66
(xvi) Where the reason for incompleteness has not already been given, give full explanation here:						
(xvii) Rateable Unit has:						
Fixed Sink	—	—	—	—	—	67. 12
Fixed Bath/Shower	—	—	—	—	—	11
W/C (inside)	—	—	—	—	—	0
Hot water at 3 points	—	—	—	—	—	1
Ventilated food store	—	—	—	—	—	2

FOR ALL ELIGIBLE RATEABLE UNITS, THE MINIMUM ACCEPTABLE INFORMATION CONSISTS OF (xii), (xiv) and (xv).

OFFICE USE:

RATEABLE UNIT No. 71, 72, 73, 74

III

FOR OFFICE USE ONLY

CONTINUATION CODING SHEET FOR RATEABLE UNIT SUMMARY

CONTINUATION CODING SHEET FOR RATEABLE UNIT SUMMARY

To be transferred from Sample List:

(i) Rateable Unit Serial Number

--	--

(ii) Area Code

Div.	Ward	IA	Q	Z	Sch.

(iii) Address of Rateable Unit

EXTERNAL DATA (ring appropriate code numbers)

(iv) Floor Area of R.U.

Up to 499 sq. ft.	75. 12	1250-1499	(75) 2
500-749	11	1500-1749	3
750-999	0	1750-1999	4
1000-1249	1	2000 sq. ft. or over	5
		No information, etc.	6

(v) Year in which R.U. was built

Pre 1861	76. 12	1901-1918	(76) 1
1861-1880	11	1919-1944	2
1881-1900	0	1945 or later	3
		No information, etc.	4

(vi) Whether built under Housing (Temp. Accom.) Act 1944

Yes	(76) 5
No	6
No information, etc.	7

(vi) Interviewer's name and number..... 20

(vii) Date of interview 21

(viii) IF NO INTERVIEW OBTAINED, WHY NOT? (Full explanation.)
Give date and time of call and result. 22

CALL	DATE	TIME	RESULT
1			
2			
3			
4			23

(ix) WHERE OBTAINED

Name of Head of Household.....

(x) Household occupies whole of R.U. 24. 12
Shares R.U. with other household(s) 11

HOUSEHOLD COMPOSITION

Relationship to H.W. RING PERSON INTERVIEWED	Age last birthday	Sex		Marital Status			Paid job (hours per week)		
		M	F	M	S	W	Full (over 30)	Part (11-30)	Not (0-10)
1									
2									
3									
4									
5									
6									
7									
8									

1. (a) H.O.H. is (GIVE NUMBER FROM BOX ABOVE).....

(b) Age of Housewife:	Under 25	25. 12	Age of H.O.H.:	Under 25	26. 12
	25-44	11		25-44	11
	45-59	0		45-59	0
	60-64	1		60-64	1
	65-69	2		65-69	2
	70-79	3		70-79	3
	80 and over	4		80 and over	4

(c) Sex of Housewife:	Male	27. 12	Sex of H.O.H.:	Male	(27) 3
	Female	11		Female	4

(d) Marital Status of Housewife:	Married	(27) 0	Marital Status of H.O.H.:	Married	(27) 5
	Single	1		Single	6
	Widowed/divorced	2		Widowed/divorced	7

- (e) No. of persons in Household..... 28
 (f) No. of persons aged over 60 in Household..... 29
 (g) No. of persons aged under 60 in Household..... 30

OFFICE USE ONLY

Single Housewives

Males	Under 60	31. 12
	60 or over	11
Females	Under 60	0
	60-64	1
	65-69	2
	70-79	3
	80 or over	4

Household Type Summary

Type 1	32. 12
Type 2	11
Type 3	0
Type 4	1
Type 5	2
Type 6a	3
Type 6b	4
Type 6c	5

2. NUMBER OF ROOMS.

COUNT ROOMS
ONCE ONLY
(EXCLUDE
LAVATORY,
WASH-HOUSE,
LANDING AND
UNINHABITABLE
ROOMS)

- (a) First of all, how many bedrooms have you?
 (INCLUDE BEDSITTERS)..... 33

- (b) Have you a kitchen? Yes, sole use 34. 12
 Yes, shared 11
 If Kitchen Possessed No 0

- (c) Do you use the kitchen for breakfast or any other meals? Yes 1
 No 2

- (d) What other rooms have you?
 (GIVE HOUSEWIFE'S NAME FOR ROOM)

- (e) Do you share any rooms with other households? Yes 35. 12
 No 11

Included Above

Which rooms	Yes	No
.....	Y	X
.....	Y	X
.....	Y	X
.....	Y	X

Shared with unit no.

- (f) Do you let/sub-let any rooms in this house/flat (R.U.) to anyone else? Yes 36. 12
 No 11

Included Above

Which rooms	Yes	No
.....	X	Y
.....	X	Y
.....	X	Y
.....	X	Y

To which unit?

CHECK:

EXCLUDING ANY SUB-LET, INCLUDING ALL KITCHENS TOTAL UNSHARED ROOMS 37
 TOTAL SHARED ROOMS 38

- (g) Have you your own front door? Yes 39. 12
 (i.e. able to shut off your rooms from other households by shutting one door) No 11

OFFICE USE ONLY

TOTAL UNSHARED ROOMS EXCLUDING
KITCHENS NOT USED FOR EATING40TOTAL *shared* ROOMS EXCLUDING
KITCHENS NOT USED FOR EATING.....41*Persons per Room*

Over 2 42 12
 Over 1½, up to 2 11
 Over 1, up to 1½ 0
 One 1
 0-66-0-99 2
 0-50-0-65 3
 Less than 0-50 4

Bedroom Standard

2 or more below standard ... 43, 12
 1 below standard 11
 Equal to standard 0
 1 above standard 1
 2 or more above standard 2

Statutory Overcrowding

Yes 4
 No 5

3. Do you consider this accommodation big enough for your household's needs? Would you say it was:

PROMPT: Too small 44, 12
 About right 11
 Larger than you really need 0

- (a) Do you (household) have a car?

Yes (44.) 1
 No 2

- (b) Do you have a garage?

Garage of the dwelling (44.) 3
 Garage elsewhere 4
 No garage 5

- (c) Do you have a garden?

Yes, exclusive use (44.) 6
 Yes, shared 7
 No garden 8

4. When did you (housewife) move here? 19.....

IF 1961 OR LATER CONTINUE, OTHERWISE GO TO Q. 12. 45.

5. Why did you leave your last house?

(RING THE MOST IMPORTANT REASON ONLY)

House condemned or demolished 46, 12
 House required by owners 11
 Too expensive 0
 Too large 1
 Too small 2
 In poor repair (neighbourhood) 3
 Wanted unfurnished (not furnished) 4
 Want to buy (not rent) 5

Marriage (46.) 6
 Job 7
 Other personal reasons
 (health, bereavement, to
 be near relatives, etc.) 8
 Other reasons (SPECIFY)

Not stated 9

6. Why did you choose this house?

(RING MOST IMPORTANT REASON ONLY)

Goes with job 47, 12
 To be near job, relatives, friends ... 11
 Only one/best available 0
 Allocated/posted 1
 Like the area/position 2
 Liked the house 3

Size of house (47.) 4
 Price right 5
 Offered/took opportunity 6
 Other reasons (specify)

Not stated 9

7. Were you living in a private household before you moved here?

Yes 48, 12
 No 11

IF SO, CONTINUE, OTHERWISE GO TO Q. 11.

8. Who did most of the cooking and shopping for your last household?

Present housewife (48.) 0
Someone else 1

IF PRESENT HOUSEWIFE NOT HOUSEWIFE IN PREVIOUS HOUSEHOLD GO TO Q.11; OTHERWISE CONTINUE

- (a) In your previous home, who was the member of your household who owned it/was responsible for the rent/was responsible for having it rent free? (i.e. was H.O.H.) (STATE RELATIONSHIP TO THIS H/W).

- (b) Is that person living with you at present?

Yes X
No Y

OFFICE USE

Recent Movers: New H/H 49. 12
Recent Movers:

Continuing H/H 11
Non-Movers 0
50

IF PREVIOUS H.O.H. NOT LIVING WITH H/W GO TO Q.11; OTHERWISE CONTINUE

9. How many moves have you made in all during the last 4 years?..... 51
(i.e. 1961 or later)

- (a) Did you own your previous accommodation or rent it?

Owner-occupier 52. 12
Council tenant 11
Rent otherwise, unfurnished 0
Rent otherwise, furnished 1
Rent free, service tenancies, etc. 2
Other (SPECIFY).....

10. How far from here was it?

A distance normally covered on foot 7
Less than one hour's journey by public transport 8
An hour's journey or more by public transport 9

- (a) Name of town (or district).....

OFFICE USE

Same L.A. Area 53. 12
Other part of Scotland 11
England 0
Other part of U.K. 1
Elsewhere 2

11. (a) When you moved here would you have preferred to rent or buy?

Preferred to rent 54. 12
Preferred to buy 11
No preference 0

- (b) Why do you say that?

PROBE ALL REASONS AND CODE THE MOST IMPORTANT.

Reasons for Preferring to Rent: Cheaper to rent 55. 12
Could not afford to buy 11
Easier to move 0
Less responsibility 1
Never thought of buying 2
Other reasons 8
D.K. 9

Reasons for Preferring to Buy:	Independence/freedom	56.12
	Security	11
	Investment for future	0
	Cheaper to buy	1
	Pride of possession	2
	Easier to move	3
	Others	8
	D.K.	9

12. Do you own this house, or do you rent it?

Owens, is buying	57.12
Rents (incl. rent free, etc.)	11

IF RENTS GO TO Q.17.

IF OWNS CONTINUE WITH Q.13.

OWNERS ONLY

13. Do you own this house outright or are you buying it on a mortgage/loan?

Owens outright	(57.) 0
Mortgaged	1
D.K.	2

(a) Did you inherit it or receive it as a gift?	Yes	(57.) 3
	No	4

(b) What year did you buy it/start buying it?	19.....	58.
---	---------	-----

14. IF 'HAS A MORTGAGE'

(a) What are your repayments?	£.....per.....(period)	59
(b) How long have you still to pay before you own it outright at the present rate?	.....years	60

15. IF 1961 OR LATER (Q.13(b)) (AND NOT INHERITED OR GIFT)

(a) What was the cost of this house?	£.....	61
	D.K.	(61.) 9
(b) How much deposit did you put down?	Deposit £.....	62
	Bought outright	63.0
	D.K.	(63.) 1
(c) How was most of the money raised to pay for this house?		

CODE ONE ONLY	Had money available	64.12
MAKE SPECIAL NOTE	Building Society loan	11
OF PURCHASES BY	Local authority loan	0
INSTALMENTS TO	Insurance Company	1
PREVIOUS OWNER UNDER	Other (specify)	
SOME KIND OF LOOSE	D.K.	9
H.P. ARRANGEMENT		

ASK ALL OWNER-OCCUPIERS

16. (a) *Non-Tenement Properties Only*

What Fea Duty or ground burdens do you pay?	.....per.....(period)	65
	None	8
	D.K.	9

(b) *Tenement Properties and Flats*

What regular payments do you make for fea duty (or ground burdens), common repairs and insurance, etc.?	.....per.....(period)	66
	None	8
	D.K.	9

FOR OWNERS NOW GO TO Q.27.

IF RENTS

CARD 3 9 3

17. Do you rent your accommodation unfurnished or furnished?

Unfurnished	....	....	60. 12
Furnished	..	....	11

- (a) Is your rent controlled?

Yes	....	....	(60.) 0
No	....	....	1
D.K.	....	....	2

- (b) Does your landlord live here (in the R.U.)?

Yes	....	....	.. (60.) 3
No	....	....	4

18. Does (did) the house go with the job of anyone in the household?

Yes	....	....	.... (60.) 5
No	....	....	6

19. What is the name of your landlord?

(IMMEDIATE LANDLORD, NOT FACTOR)

Name of landlord

Name: Known	....	61. 12
Not known	....	11

Address of landlord.....

Address: Known	....	0
Not known	....	1

20. Landlord Type

	Local Authority	....	....	....	....	....	....	62. 12
	New Town Corporation	....	....	....	....	....	....	11
CODE	Scottish Special Housing Association	....	....	....	....	....	....	0
WHERE	Housing Association or Charitable Trust	....	....	....	....	....	....	1
POSSIBLE	Property Company	....	....	....	....	....	....	2
	Other (SPECIFY).....	....	....	....	....	....	....
	Individual							
CARE	Relative (specify).....	....	....	....	....	....	....	62. 7
WITH	Friend (prior to tenancy)	....	....	....	....	....	....	8
RELATIVES	Not relative or friend	....	....	....	....	....	....	9

OFFICE USE

Tenure: A	....	....	64. 12
B	....	....	11
C	....	....	0
D	....	....	1
E	....	....	2

Now I would like to ask you some questions about the rent you pay and how much of it is for rates and so on.

21. Do you have a rent book?

Yes	....	....	....	65. 12
No	....	....	....	11

If yes, may I see it?

Not seen	....	....	....	....	....	....	....	(65.) 0 ask (a)
Seen	....	....	....	....	....	....	....	1

- (a) If not seen, why not?

(b) *If seen*

ENTER LAST TWO RENT PAYMENTS

Amount	Date

- (c) THE RENT BOOK MAY CONTAIN A PRINTED SECTION HEADED 'INFORMATION FOR TENANT' LIKE THE SET OF ITEMS BELOW. FILL IN THE ENTRIES. WHERE THERE IS NO ENTRY, WRITE 'blank'.

Does contain this set (65.) 8
Does not contain this set 9

UNFURNISHED TENANCIES

INFORMATION FOR TENANT

- (i) The existing recoverable rent of premises [inclusive of rates]* is
£ s. d. per
- (ii) The rent includes £ s. d. per
in respect of [the 1957 Act increase permitted by the Rent Act, 1957]*
[the repairs increase permitted by the Housing (Repairs and Rents)
(Scotland) Act, 1954]*
- (iii) The rent also includes:
£ s. d. per
in respect of the passing on to the tenants by the landlord of a [1957 Act
increase]* [repairs increase]* payable by the landlord to a principal land-
lord, or passed on to him by that landlord.

* Strike out words in square brackets if inapplicable.

FURNISHED TENANCIES

The Rent Book for Furnished Tenancies should contain a statement of rent payable.

If so, insert rent per

Not stated in Rent Book

IF MONTH NOTE WHETHER
CALENDAR (12 months a
year) OR LUNAR (13 months
a year).

OFFICE USE ONLY

Period Rent Payable	66.
Net Annual Rent Paid	67.
	68.
Ratio Net Annual Rent/Gross Value	69.
	70.
	71.

THE ANSWERS TO SOME OF THE QUESTIONS BELOW WILL BE AVAILABLE FROM THE RENT BOOK, BUT ALL SHOULD BE CHECKED BY ASKING QUESTIONS. RECONCILE ANY DISCREPANCIES. DO NOT RUB OUT, BUT EXPLAIN IN NOTES. ANY COMMENTS ABOUT SHARING RENT ARE TO BE NOTED.

TO ALL RENTERS

22. How much do you pay in rent altogether?

£ s. d. per

Rent free

IF MONTH NOTE WHETHER
CALENDAR (12 months a
year) OR LUNAR (13 months
a year)

23. Have you an agreement or lease for a fixed period of time?

Yes 72. 12
No 11
D.K. 0

If yes

(a) What period does it cover?

Total period years 73.
Unexpired period years 74.
D.K. (74.) 9

24. Do you pay rates separately or are they included in the rent?

Pays rates separately 75. 12
Rates included in rent 11

IF RATES INCLUDED IN RENT

(a) Do you know how much of your rent is for rates?

£ s. d. per
D.K.

IF FURNISHED GO TO Q.26

IF UNFURNISHED

25. Does your rent include anything for service of any kind, such as:

PROMPT AND CODE	Heating	12
ALL THAT APPLY	Lighting	11
	Hot water	0
	Cleaning	1
	Lift	2
	Porter, caretaker	3
	Other (specify)	
	NO SERVICES	76. 8

IF ANY SERVICES

(a) Do you know how much of your rent is for these services?

£ s. d. per (76.) 9
D.K.

TO ALL UNFURNISHED RENTERS (EXCLUDING SUB-TENANTS)

26. Who is supposed to be responsible for the repairs and decorations to this house?

PROMPT	Tenant	Landlord	Shared between Landlord and Tenant	Other*	D.K.
Inside decoration	12	11	0	1	2
Inside repair	3	4	5	6	7
Outside decoration	12	11	0	1	2
Outside repair	3	4	5	6	7

(* IF OTHER, give details)

OFFICE USE ONLY

Tenant responsible for:	No items	77. 12
	Inside dec.	11
	Inside dec. and rep.	0
	All items	1
Other cases		2
D.K.		3

TO ALL

CARD 4. 9. 4

27. Now I would like to ask you about some of the amenities of which you have use. Have you the use of a fixed sink, fitted bath or shower, fitted hand basin?

ASK FOR EACH AVAILABLE

- (a) Have you the sole use of it or do you share it with someone else?
 (b) Have you got both hot and cold water at it, just cold water or no water at all?

CODE ANSWERS BELOW

	Fixed Sink	Fixed Bath or Shower	Fitted Hand Basin
Sole use	60 H. and C. 12 Cold 11 No water 0	61 H. and C. 12 Cold 11 No water 0	62 H. and C. 12 Cold 11 No water 0
Shared	(60) H. and C. 1 Cold 2 No water 3	(61) H. and C. 1 Cold 2 No water 3	(62) H. and C. 1 Cold 2 No water 3
None	(60) 4	(61) 4	(62) 4

NOTES: INCLUDE HOT WATER FROM GEYSER. IF HOT WATER IN WINTER ONLY, COUNT.

- (c) Do you have the use of a W.C.? Do you share it with any other households? Is it inside or outside the house/flat? (DO NOT COUNT CHEMICAL OR EARTH CLOSETS.)

	W.C.	
	Inside Dwelling	Outside Dwelling Only
Sole use	63. 12	64. 12
Shared with (No. of households)	(63)	(64)

No W/C at all

(63) 9

- (d) Have you a built-in cupboard or larder for storing food?

Yes ... 65. 12
 No ... 11
 D.K. ... 0

If yes, is it ventilated, that is, can the outside air get to it?

Yes ... (65.) 1
 No ... 2
 D.K. ... 3

- (e) Have you a refrigerator?

Yes ... (65.) 4
 No ... 5
 D.K. ... 6

OFFICE USE ONLY

Hot water at 3 points	66. 12
Hot water at any point	11
No hot water	0

IF ONLY ONE HOUSEHOLD IN R.U. ASK Q.28 TO 31. OTHERWISE GO TO Q.32.

28. CHECK 27 (a) TO (d) TO SEE IF ANY OF THESE AMENITIES ARE LACKING:

	Lacking	
Fixed bath or shower for sole use.	66. 12	
Wash-hand basin for sole use.	11	
Hot water at all three points.	0	
W.C. in or attached for sole use.	1	
Ventilated facilities for food storage.	2	

IF ANY OF THESE AMENITIES ARE LACKING

29. TO OWNER-OCCUPIERS

Do you know that it is possible to get a grant from the Council towards the cost of installing these items?

Yes	(66.) 3
No	4

If Yes

30. (a) Do you propose to apply for a grant?

Yes	(66.) 5
No	6
D.K.	7

(b) If no or DK to (a)
Why do you say that?

	67.
--	-----

TO RENTERS

31. If (MENTION AMENITIES LACKING OR SHARED) were put in for your own use, would you consider paying more rent for this accommodation?

Yes	68. 12
No	11
D.K.	0

If Yes

(a) How much extra would you be willing to pay?

£	s.	per week	
Weekly			
Up to 2/6d.			(68.) 1
More than 2/6d. up to 5/-			2
More than 5/- up to 7/6d.			3
More than 7/6d. up to 10/-			4
More than 10/- up to 12/6d.			5
More than 12/6d. up to 15/-			6
More than 15/- up to £1			7
More than £1			8

TO ALL

32. Is the whole household trying to move at the moment, or are any members of the household trying to find separate accommodation?

Yes, whole household trying to move as one	69. 12
Yes, whole household splitting into 2 groups and both moving (2 moving groups)	11
Yes, whole household splitting into 2 groups and one only moving (1 moving group)	0

Yes, whole household splitting into 3 groups and all moving (3 moving groups)	1
Yes, whole household splitting into 3 groups and one is staying (2 moving groups)	2
No one trying to move	3

IF NO ONE TRYING TO MOVE GO TO Q.34.

FOR EACH GROUP TRYING TO MOVE ASK (a) AND (b) ABOUT THE PERSON(S) TRYING TO MOVE

	Moving Group 1	Moving Group 2	Moving Group 3
(a) Who? (GIVE NUMERALS OR WRITE 'ALL')			
(b) Would anyone else join you (or them) who is not living here now? (NUMBER OF PERSONS)			

IF WHOLE HOUSEHOLD OR HOUSEWIFE TRYING TO MOVE CONTINUE, OTHERWISE GO TO Q.34.

33. Why are you trying to move? (RING MOST IMPORTANT REASON ONLY.)

House condemned or demolished	70. 12	Marriage	(70.) 6
House required by owner	11	Job	7
Too expensive	0	Other personal reasons (health, bereavement, to be near relatives, etc.)	8
Too large	1	Other reasons (SPECIFY)	
Too small	2		
In poor repair or poor neighbourhood	3		
Want unfurnished (not furnished)	4		
Want to buy (not rent)	5	Not stated	9

(a) What action have you taken about moving? (RING MOST IMPORTANT ONLY.)

Had applied to Council (incl. for a transfer)	71. 12	Had looked around generally	(71.) 3
Had made inquiries with agents and landlords about a house to rent	11	Had already found other accommodation	4
Had advertised or replied to advertisements about a house to rent	0	Had taken no action about moving	5
Had made inquiries about a house to buy	1	Other (SPECIFY)	
Had approached a building society	2		
		Not stated	9

(b) All Except Council Tenants
Are you on a local authority list?

Yes	72. 12
No	11
	(72.)

If yes, for how many years?

ALL INTENDING MOVERS

(c) How many bedrooms would you need?	73
(d) Do you want a garden?	
Yes	(73.) 4
No	5
No preference	6
(e) Would you be wanting to rent or buy?	
Rent	(73.) 7
Buy	8
Either	9

IF PREFERS TO RENT OR PREFERS TO BUY (I.E. ASK ALL EXCEPT THOSE WHO STATE 'EITHER').

(f) What are your main reasons for preferring to rent/buy?

(PROBE ALL REASONS AND CODE THE MOST IMPORTANT.)

Reasons for preferring to rent		Reasons for preferring to buy	
Cheaper to rent	74, 12	Independence/freedom	75, 12
Could not afford to buy	11	Security	11
Easier to move	0	Investment for future	0
Less responsibility	1	Cheaper to buy	1
Never thought of buying	2	Pride of possession	2
Other reasons	8	Easier to move	3
D.K.	9	Others	4
		D.K.	9

IF 'PREFERS TO RENT' OR 'EITHER' (IN ANSWER TO Q.33(e))

(g) Would you prefer to rent from a local council or from a private landlord, or don't you mind?

Prefers to rent from local council	76, 12
Prefers to rent from a private landlord	11
Does not mind	0

(h) What is the maximum rent (including rates) that you would be willing to pay for a house with enough bedrooms? (76.)

£ s. d. per..... (period) 77

IF 'PREFERS TO BUY' OR 'EITHER'

(i) What is the maximum price that you would be willing to pay for a house with enough bedrooms? £..... 78

(j) What is the most you could put down as a deposit? £..... 79

(k) What is the most you could pay in monthly repayments? £.....

CODED ON Col. 59

CARD 5: 9 5

IF NO ONE TRYING TO MOVE

34. Would you be prepared to move in the near future if a suitable house were available, either to rent or buy? (NEAR FUTURE = 6 MONTHS)

Yes, to rent	61, 12
Yes, to buy	11
No	0
D.K.	1

ASK ALL

35. To sum up your feelings towards this accommodation, are you:

Very satisfied	63, 12
Fairly satisfied	11
No feelings either way	0
Rather dissatisfied	1
Completely dissatisfied	2

36. (a) OCCUPATION OF H.O.H.

Is the Head of Household in work at the moment, temporarily out of work or retired?

- Working ☐
- Retired ☐
- Unemployed ☐

OFFICE USE ONLY

HOH is: Earner 45.12
Retired 11

ALL CARDS

36. (b) Net Income

ASK ABOUT ALL EARNERS IN HOUSEHOLD WHO WORK MORE THAN 10 HOURS PER WEEK AND PERSONS RECEIVING SOCIAL SECURITY BENEFITS OR PENSIONS. Show card.

(Refer to Household Box in Qn. 1)

Per
week
less
deductions,
plus
overtime,
bonus, etc.

Household Box Numeral

	HOH			
Up to £5 (£260 pa)	47.12	12	12	12
Over £5 to £7.10s. (£261 to £390)	11	11	11	11
Over £7.10s. to £10 (£391 to £520)	0	0	0	0
Over £10 to £12.10s. (£521 to £650)	1	1	1	1
Over £12.10s. to £15 (£651 to £780)	2	2	2	2
Over £15 to £20 (£781 to £1040)	3	3	3	3
Over £20 to £25 (£1041 to £1300)	4	4	4	4
Over £25 (over £1300)	5	5	5	5
Don't know	6	6	6	6
Refusal	7	7	7	7

37. Schedule Completed By:

Housewife 48.12
H.O.H. 11
Both 0
Other (GIVE DETAILS) 1

OFFICE USE ONLY

Net Income of Household

Up to £5 (£260 pa) 49.12
 Over £5 up to £10 (£261-£520) 11
 Over £10 up to £15 (£521-£780) 0
 Over £15 up to £20 (£781-£1040) 1
 Over £20 up to £25 (£1041-£1300) 2
 Over £25 up to £30 (£1301-£1560) 3
 Over £30 up to £40 (£1561-£2080) 4
 More than £40 (£2081+) 5

SOUTHAMPTON UNIVERSITY LIBRARY

6-7-2009

Date of Issue

--	--	--	--



